



3 MIDDLE AVENUE

Butterknowle, County Durham DL13 5PN



GSC GRAYS

PROPERTY • ESTATES • LAND

3 LIDDLE AVENUE

Butterknowle, County Durham DL13 5PN

We are delighted to offer this three bedroom semi-detached family home situated in the heart of the village of Butterknowle.

Barnard Castle 7 miles, Bishop Auckland 9 miles, Darlington 16 miles. Please note all distances are approximate. The property is set in a picturesque area within open countryside, to the south of popular Hamsterley forest. The villages of Butterknowle and Copley are located in the Gaunless Valley in scenic lower Teesdale and Barnard Castle and Bishop Auckland are easily reached and provide plentiful amenities. There are many beautiful places to visit including nearby Hamsterley Forest, the Wear Valley Railway and picturesque walking countryside are all easily accessed from the property. The village of Butterknowle itself has a primary school, village hall, doctors surgery and public house.



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12 The Bank, Barnard Castle, Co. Durham, DL12 8PQ

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GSCGRAYS.CO.UK



Accommodation

The property comprises an entrance hall, living room, dining/kitchen, cloakroom/wc, three bedrooms and a house bathroom. To the exterior of the property there is a driveway providing off-street parking, gravelled front garden, rear garden with stunning views over fields to the rear and outbuilding.

Ground Floor

With UPVC entrance door to hallway and doors to living room, dining/kitchen, cloakroom/wc and staircase to first floor. The living room has dual aspect with patio doors to rear and log burning stove. The dining kitchen has a matching range of wall and base units incorporating rolled edge worksurfaces with electric hob, electric oven, space and plumbing for washing machine, dual aspect windows and door to rear garden. Cloakroom comprises low level wc and wash hand basin and window to side elevation.

First Floor

The first floor landing provides access to all three bedrooms of which two are doubles and one single. The house bathroom comprises a large walk-in shower cubicle, vanity wash hand basin and low level wc.

Externally

To the front of the property there is a driveway providing off-street parking. Walled and fenced boundary with low maintenance gravelled garden. A path to side providing access via a timber gate. To the rear of the property with fenced boundary is a rear garden with a substantial patio area, mature trees and flower beds, timber built shed and oil tank. There is also a useful outbuilding which could be used for storage or possible home office with power and light.

Tenure

The property is believed to be offered freehold with vacant possession on completion.

Local Authority and Council Tax

Durham County Council Tel: 03000 26 00 00.

For Council Tax purposes the property is banded A.

Particulars

Particulars written in July 2024.

Photographs taken in July 2024.

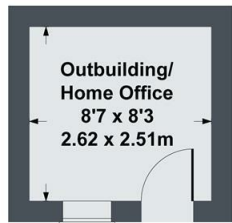
Services and Other Information

Mains electricity, drainage and water are connected. Oil fired central heating.

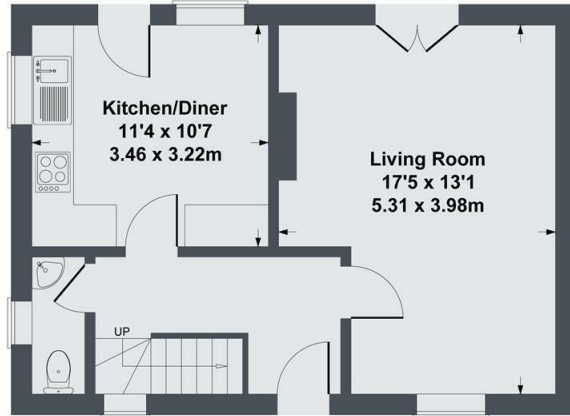


3 Liddle Avenue, Butterknowle

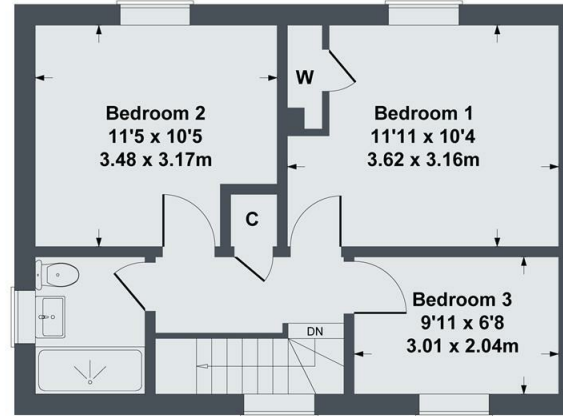
Approximate Gross Internal Area
936 sq ft - 87 sq m



OUTBUILDING



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 77 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 58 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



Disclaimer Notice

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.