



# 6 WESLEY TERRACE

Middleton-In-Teesdale, County Durham DL12 0SW



**GSC GRAYS**  
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This deceptively spacious refurbished three bedroom property with parking and garage is tucked away in a central location within the highly sought after village of Middleton in Teesdale.

Barnard Castle 11 miles, Bishop Auckland 21 miles, Darlington 25 miles. All distances are approximate. Middleton-in-Teesdale is the main centre for Upper Teesdale in the North Pennines, a designated Area of Outstanding Natural Beauty. Much of the village has been designated a conservation area so the houses and shops retain much of their original character. The village is situated on many of the North's famous walks, including the Pennine Way, the Teesdale Way and with the Coast to Coast Cycle Path not far away. Primary school for the village and surrounding area at Middleton-in-Teesdale, state secondary school with sixth form, public school and prep school at Barnard Castle. Middleton has a doctors surgery, Co-operative store, Barclays Bank, butchers and other shops.



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### Accommodation

The accommodation comprises a living room, dining/kitchen, cellar, three bedrooms and a house bathroom. To the front and rear of the property of the stone built terrace cottage there are low maintenance gardens offering a variety of seating areas and with the added benefit of garage and parking. The property would suit a variety of buyers looking for either a second or permanent home within walking distance of local amenities.

### Ground Floor

With UPVC entrance door to entrance hall, with staircase to first floor and door to living room. The living room boasts a bay window, wooden flooring, open fireplace with cast iron inset and hearth. The dining kitchen comprises a matching range of wall and base units incorporating Butcher block worktop, island unit with granite worktop, space for electric range style cooker, space and plumbing for washing machine, tiled floor and stairs to cellar.

### First Floor

The main bedroom has a window to front elevation and feature fireplace. There are two further good sized bedrooms on the first floor and a generous house bathroom comprising panelled bath, pedestal wash hand basin and high flush WC.

### Externally

The property is approached by a wrought iron gate shared with next door, leading into a low maintenance front garden with gravelled seating area and low stone wall with wrought iron boundaries. There is a passageway to the rear which we understand is owned by No 6 however, the neighbouring property has right of access through the passage to the rear of the terrace. To the rear of the property there is an enclosed courtyard area adjacent to the back door with storage unit housing the central heating boiler.

### Parking & Garage

Across the shared lane there is private parking for one vehicle and a garage with additional seating area to the side. The garage has an up and over door. We understand there is vehicle access down the lane for the properties along Wesley Terrace.

### Tenure

The property is believed to be offered freehold with vacant possession on completion. The property is believed to comprise of a flying freehold over a shared access passageway.

### Local Authority and Council Tax

Durham County Council Tel: 03000 26 00 00.

For Council Tax purposes the property is banded B.

### Particulars

Particulars written in July 2024.

Photographs taken in July 2024.

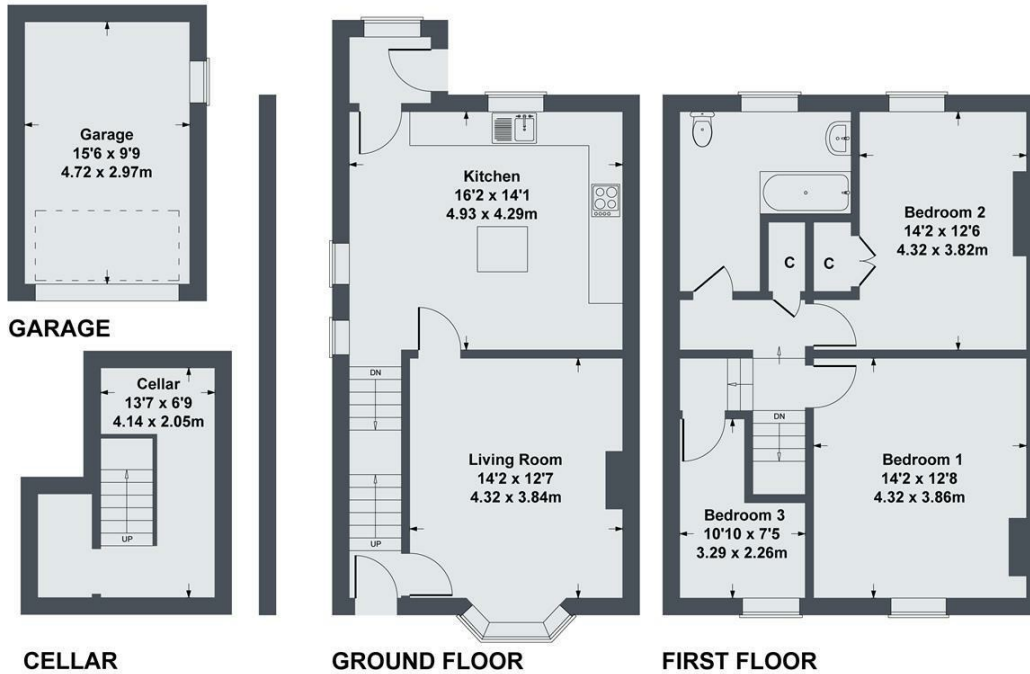
### Services and Other Information

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



## 6 Wesley Terrace, Middleton In Teesdale

Approximate Gross Internal Area  
1348 sq ft - 125 sq m



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			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



### Disclaimer Notice

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