



RYAN JAMES

ESTATE AGENTS

A bespoke & personal service, defined by expertise.



15 Town Head, Barnard Castle Middleton-In-Teesdale DL12 0RN

£160,000

A delightfully charming, three double bedroom, end of terrace home located in the heart of the pretty market town of Middleton-in-Teesdale and is within easy walking distance of the town centre, the property offers versatile & spacious living the accommodation comprises of an entrance porch, living room, kitchen/diner, first floor landing, two double bedrooms, house bathroom and a attic room which is used as a bedroom by the current owner to the top floor. To the exterior of the property there is an enclosed front garden, a rear courtyard with gated access leading to the aforementioned detached double garage. With the added benefits of double glazing, oil central heating via a modern boiler and no onward chain this well maintained cottage will appeal to a range of buyers and an internal inspection is essential to appreciate the size and location of the accommodation on offer. EPC TBC.



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Location

Town Head is located in the market town of Middleton-in-Teesdale the main centre for Upper Teesdale in the North Pennines situated on the north side of Teesdale between Eggleston & Newbiggin and is approximately 10 miles North West of Barnard Castle. The town is bordered by the North Pennines Area of Outstanding Natural Beauty. The property is situated within walking distance of the town centre which offers a variety of independent retailers, small supermarket, post-office, doctors surgery, primary school and Public Houses. The local area has many of the North's famous walks, including the Teesdale Way and the Coast to Coast Cycle Path.

Directions

From our office on Newgate Street Head north towards Adelaide Street, Turn right onto South Church Road (A689). Follow the A688 to Moor Road (B6279) into Staindrop. At the roundabout, take the 3rd exit onto A688. At the roundabout, take the 1st exit onto Fylands Drive (A688). At the roundabout, take the 1st exit and stay on A688, Continue to follow A688 for 5.8 miles, Follow B6279 and B6282 to Town Head in Middleton-in-Teesdale. Turn right onto (B6278), Continue onto Folly Bank (B6282). Slight left onto B6282, Continue onto Market Place (B6277) slight right on Town Head where number 15 can be found on the right hand side identified by our for sale board.

The Accommodation Comprises

Entrance Porch

With double glazed entrance door & windows to the front elevation and tiled floor.

Living Room

12'10 x 13'9 (3.91m x 4.19m)

With double glazed window to the front elevation, built in fireplace with wooden mantle & electric fire, television & telephone points and radiator.

Kitchen

11'11 x 11'10 (3.63m x 3.61m)

Including a fitted range of wall, drawer & base units incorporating rolled edge work surfaces, one and a half bowl sink unit with mixer tap over, integrated electric oven & hob, extractor hood & light, plumbing for a washing machine, radiator, double glazed door to the rear porch and double glazed window to the rear elevation.

Rear Porch

With double glazed entrance door & windows to the rear elevation, central heating boiler and tiled floor.

First Floor Landing

With doors to all rooms, storage cupboard and radiator.

Bedroom One

13'10 x 9'2 (4.22m x 2.79m)

With double glazed window to the front elevation, fitted wardrobes and radiator.

Bedroom Three

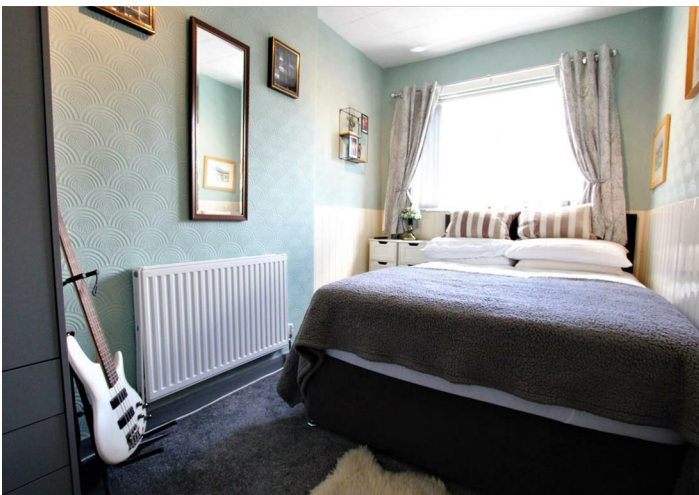
6'6 x 11'9 (1.98m x 3.58m)

With double glazed window to the rear elevation, wardrobe and radiator.

House Bathroom

Including a recently fitted three piece suite comprising of a step in shower cubicle with rainfall shower, pedestal wash hand basin, low flush W.C, extractor fan, vertical heated towel rail and double glazed window to the rear elevation.

Second Floor





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Attic Room/Bedroom

15'4 x 9'2 (4.67m x 2.79m)

With a double glazed window to the rear elevation.

Externally

Front Garden

Easy to maintain paved front garden providing off road parking, fenced boundaries and gate to the side.

Rear Courtyard

Easy to maintain paved courtyard, oil tank, outside tap and wall boundaries.

Double Garage

A double detached garage with timber doors, a window to the side and the benefit electric light and power.

Freehold

Ryan James Estate Agents believes the property is freehold but we always recommend verifying this with your solicitor should you decide to purchase the property.

- Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation.
- Ryan James Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition.
- All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error.
- The Floorplans that are provided are purely to give an idea of layout and as such should not be relied on for anything other than this. It is highly likely the plans do not show cupboards, indents, fireplaces or recesses and are not drawn to scale or with doors, staircases and windows in the correct scale or position. Buyers must satisfy themselves of any size or shape before committing to any expense.
- All EPC's are generated by a third party and Ryan James Estate Agents Ltd accepts no liability for their accuracy.

Viewing

Viewing is Strictly By Appointment Only.

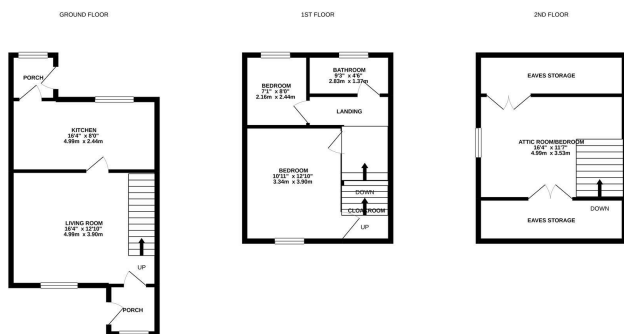
Free Valuation

If you are looking to sell a property Ryan James Estate Agents offers a FREE NO OBLIGATION market appraisal service designed to give you the best advice on marketing your property. Contact our Bishop Auckland team on 01388 737477 to book an appointment.

Mortgage Advice

Ryan James Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage advisor.

*** Remember your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it ***



While every effort has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other areas are approximate and to be used as a guide only. Any discrepancy in the drawings, floorplans or any other information should be referred to the seller for clarification. The floorplans are not intended to be used as a basis for any legal proceedings. The floorplans are not intended to be used as a basis for any legal proceedings. The floorplans are not intended to be used as a basis for any legal proceedings.

