



ADDISONS ESTATE AGENTS

Property Sales, Lettings & Management



Leekworth Gardens , Middleton-In-Teesdale DL12 0TE

£179,995

ABOUT THE PROPERTY

An extended semi detached house offering spacious family accommodation in this popular residential area of Middleton in Teesdale.

The accommodation briefly comprises: Utility Room, Cloakroom, Inner Hallway, Dining Kitchen, Sitting Room, Two Double Bedrooms, Wet Room, Family Bathroom and Attic Room.

Middleton in Teesdale is located within the picturesque Teesdale Valley and has a good range of local amenities including primary school, shops, bank, tea rooms, cafes and public houses.

GROUND FLOOR

Entrance through a double glazed front door to

Utility Room - Oil fired central heating boiler, plumbing for washing machine, cupboard housing water tank, cloaks rail and radiator. Cloakroom with low level wc.

Dining Kitchen - Fitted with a range of wall and floor units with contrasting worktops incorporating sink unit with mixer tap and drainer. Tiled splashbacks, integrated appliances including electric double oven, electric hob with stainless steel chimney style extractor over, microwave, fridge and freezer. Space for dining table and chairs. External door leading out to the rear garden and door leading through to

Inner Hallway - Stairs rising to the first floor accommodation, under stairs storage cupboard and radiator. External door leading out to rear garden and door through to

Sitting Room - Two window looking out over the front of the property and wall mounted TV point.

FIRST FLOOR

Landing providing access to all first floor accommodation.

Bathroom - Large bathroom with sunken bath with tiled surround, oversized shower cubicle with mains shower, vanity unit housing hand wash basin and low level wc. Radiator and loft hatch to access the loft space.

Master Bedroom - Double bedroom with radiator

En Suite- Wet Room with mains shower, low level wc and heated towel rail.

Bedroom 2 - Double bedroom with radiator.

SECOND FLOOR

Door from the first floor landing leads to a concealed staircase which provides access to the Attic Room.

Attic Room- Fitted cupboards providing eaves storage, Velux window, wood panelled ceiling and radiator.

EXTERNALLY

To the front of the property there is a block paved driveway providing off street parking for several vehicles.

To the rear there is a paved patio area and lawned garden. Summerhouse incorporating storage shed. Summerhouse is double glazed with plinth heaters with light and power. Located behind the summer house there is a pebbled area with greenhouse.

Council Tax - Band B

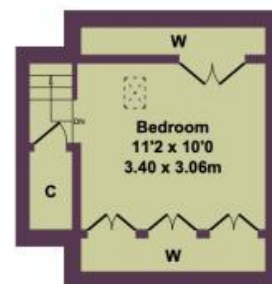
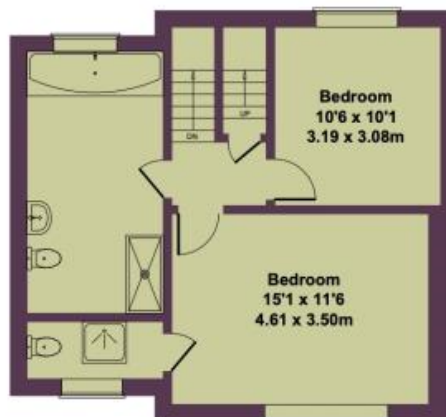
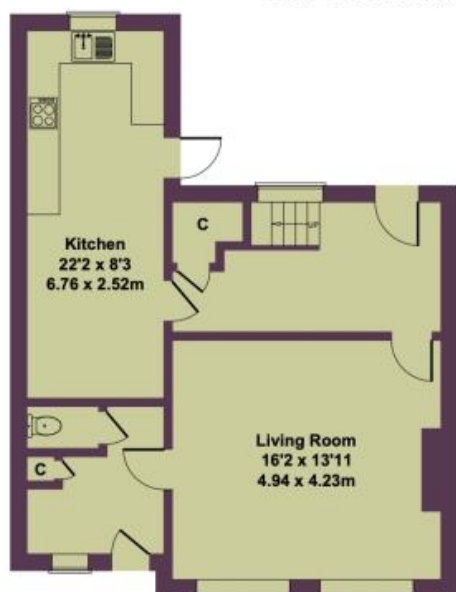
Viewing - Strictly by appointment through the selling agents Addisons Chartered Surveyors 01833 638094.

MW/BJC22.12.2020



FLOOR PLAN

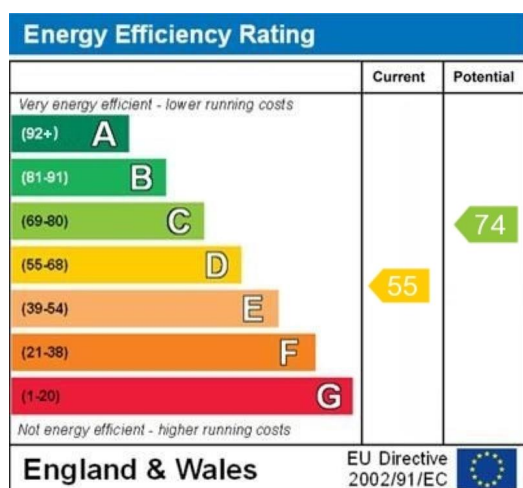
33 Leekworth Gardens, Middleton In Teesdale



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. 2021



WWW.EPC4U.COM



Addisons Chartered Surveyors

13 Galgate, Barnard Castle, DL12 8EQ

T: 01833 638094 E: info@addisons-surveyors.co.uk W: www.addisons-surveyors.co.uk

Addisons Chartered Surveyors gives notice that: These particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Addisons Chartered Surveyors has any authority to make any representation or warranty whatever in relation to the property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property.

Addisons Chartered Surveyors is the trading name of Addisons Surveyors LLP. Registration Number OC355620 ENGLAND