



# 16 CALIFORNIA ROW

Middleton-In-Teesdale, County Durham DL12 0TA



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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# 16 CALIFORNIA ROW

Middleton-In-Teesdale, County Durham DL12 0TA

This property is for sale by Modern Method of Auction powered by iamsold LTD - Starting Bid £75,000 + Reservation Fee. Ideal first time buyer or investor purchase with no-onward chain. The property comprises an open plan living/kitchen dining, two bedrooms, house bathroom and a cellar.

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

### Ground Floor

The entrance hall has staircase to the first floor and a access door to the living room/dining/kitchen with double glazed bay window to the front elevation. The kitchen area has a matching range of wall and base units incorporating rolled edge worksurface, window to side elevation and doors to exterior and cellar. The cellar provides a useful storage space with radiator.

### First Floor

The first floor landing provides access to the main bedroom with built-in storage cupboard, bedroom two has a window to the side elevation and a house bathroom with a three piece suite.

### Externally

To the exterior of the property there is a area to the side of the property providing a metal storage box housing two propane gas tanks to supply the central heating.

### 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 B.

### Particulars

Particulars written in March 2023.  
Photographs taken in March 2023.

### Services and Other Information

Mains electricity, drainage, and water are connected. Calor gas central heating.

### Auctioneer Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

### Referral Arrangement

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

### Title Information/Amendment

The title is to be amended on the sale with the removal of a small parcel of land through the archway next to the property. Further information available upon request from GSC Grays.

### Disclaimer Notice

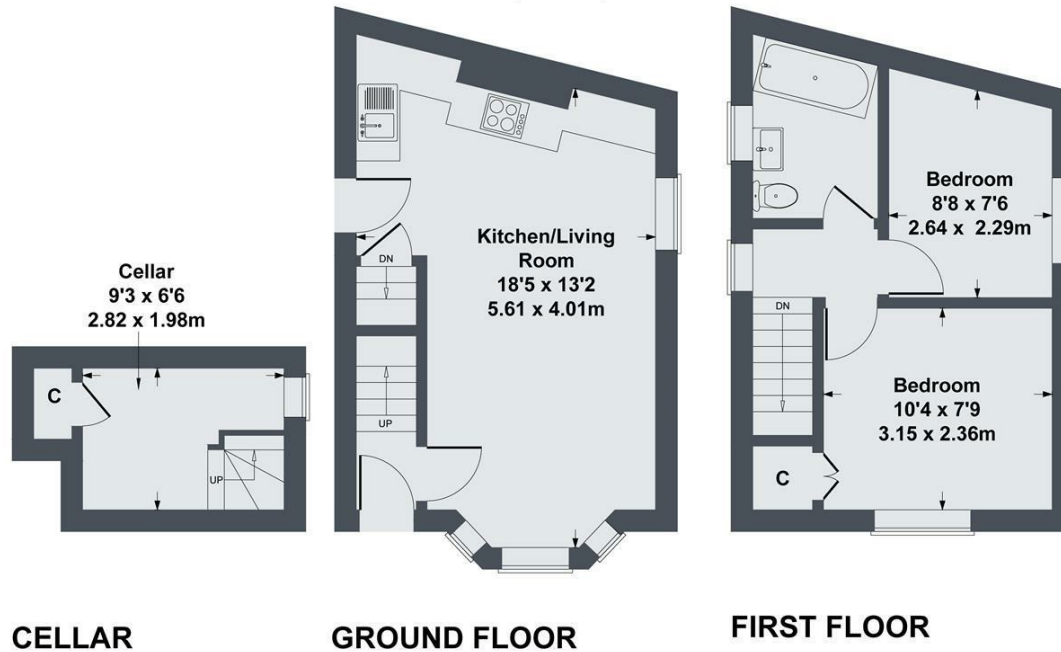
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1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not 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



# 16 California Row, Middleton in Teesdale

Approximate Gross Internal Area  
631 sq ft - 59 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. 2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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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.