



11 BRIDGE STREET

Middleton-In-Teesdale, County Durham DL12 0QB



GSC GRAYS
PROPERTY • ESTATES • LAND

11 BRIDGE STREET

Middleton-In-Teesdale, County Durham DL12 0QB

11 Bridge Street is a well presented, one bedroom, ground floor apartment enjoying easily maintained accommodation with the benefit of a shared rear courtyard and views of Kirkcarrion. No onward chain.

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 kitchen comprises of fitted wall and base units, contrasting work surface, tiled splashbacks, stainless steel sink with mixer tap and draining board, plumbing for washing machine, space for an undercounter fridge, along with an integrated electric oven and integrated ceramic induction hob. An opening leads through to the hallway which gives access to the bedroom and living room. The living room has views to the front aspect with a double glazed window and an electric wall mounted fire. The good-sized bedroom consists a dressing area with clothes rail and a sliding door to the en-suite, comprising of a shower cubicle, pedestal wash hand basin and WC.

Externally

Enjoyment of use of part of the communal flagged courtyard. Views of adjoining countryside towards Kirkcarrion.

Services

Mains electricity, drainage and water. Electric combi-boiler central heating.

Tenure

Leasehold with a term of 125 years from 1997. GSC Grays hold a copy of the lease. Annual Ground Rent paid July 2020 was £10.00 and the Annual Insurance paid August 2020 was £49.59.

Local Authority

Durham County Council.

Council Tax

For Council Tax purposes the property is banded A.

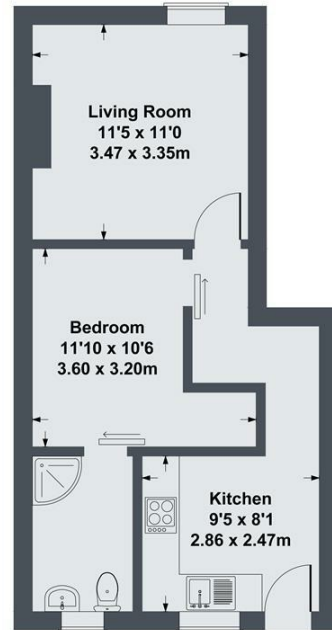
Particulars

Particulars written and photographs taken April 2024.



11 Bridge Street, Middleton In Teesdale

Approximate Gross Internal Area
409 sq ft - 38 sq m



GROUND 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			
(81-91) B			
(69-80) C			70
(55-68) D		54	
(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.