



## 2 TILLEY'S ROW

Butterknowle, Bishop Auckland, DL13 5PL



**GSC GRAYS**

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# 2 TILLEY'S ROW

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2 Tilley's Row is an impeccable example of the ideal first time buy that has been beautifully finished throughout. This mid-terrace home is the centre of the village with open views to the front, off-street parking and a rear garden.

Barnard Castle 7 miles, Bishop Auckland 9 miles, Darlington 16 miles. Please note all distances are approximate. The property is set in a picturesque area within open countryside, to the south of popular Hamsterley forest. The villages of Butterknowle and Copley are located in the Gaunless Valley in scenic lower Teesdale. Barnard Castle and Bishop Auckland are easily reached and provide plentiful amenities. There are many beautiful places to visit including nearby Hamsterley Forest, the Wear Valley Railway and picturesque walking countryside are all easily accessed from the property. The village of Butterknowle itself has a primary school, village hall, doctors surgery and public house.



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## Accommodation

### Ground Floor

With UPVC composite front door to porch leading to a spacious living area featuring electric log burner, karndean flooring and window to the front aspect. The living area leads to a cleverly designed kitchen with integrated dishwasher, oven, combination oven, fridge/freezer and waste bins. The modern units have been complimented with granite worktops and engineered wood flooring throughout. The kitchen provides access to the rear garden through patio doors. There is also a utility room with additional storage and space for separate washer and dryer which leads to a convenient WC.

### First Floor

The first floor benefits from a large family bathroom with freestanding bath, walk-in double shower, sink and WC. The master bedroom has a view to the front aspect and plenty of storage provided by fitted wardrobes and separate storage cupboard. An additional storage cupboard is located on the landing. The second bedroom is generously sized and overlooks the rear garden.

### Second Floor

A converted loft space currently used as a third bedroom with velux skylights provided plenty of light.

### Parking

Tilley's Row benefits from a private parking space at the front of the property enclosed by gates.

### Garden

To the back of the property is the rear garden that is mainly laid with stone patio with raised flower beds and a central lawned area. In the rear garden there is a right of access to neighbouring properties.

### 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 A.

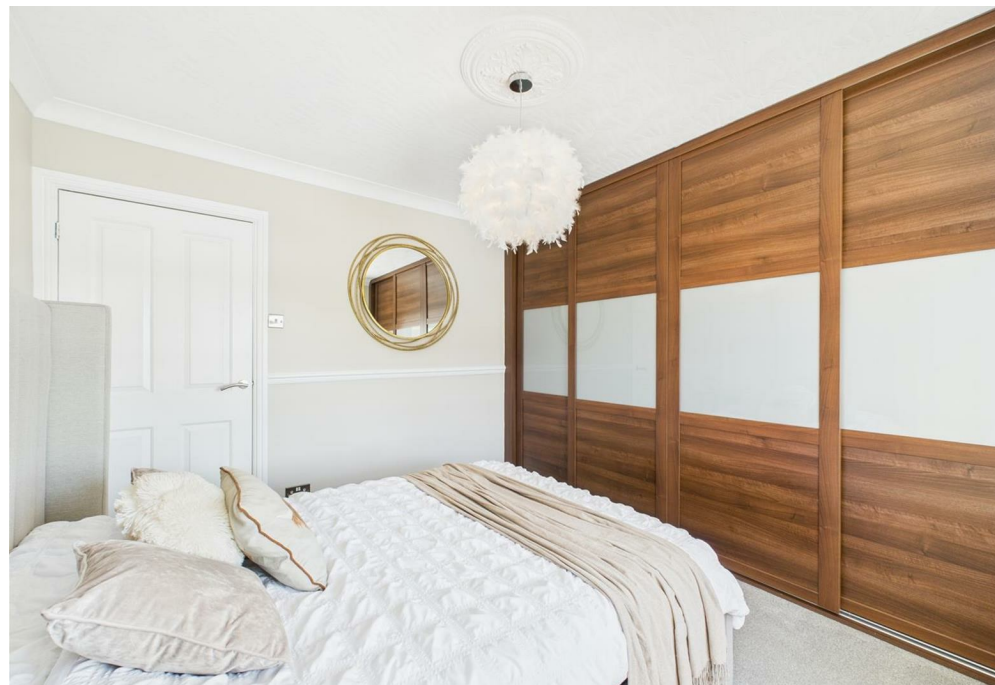
### Particulars

Particulars written in May 2025.

Photographs taken in May 2025.

### Services and Other Information

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





## 2 Tilly's Row, Butterknowle

Approximate Gross Internal Area  
1098 sq ft - 102 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. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>53</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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