

GEORGE F. WHITE



1 AND 2 HILL CRESCENT

MIDDLETON-IN-TEESDALE • BARNARD CASTLE • COUNTY DURHAM • DL12 0SJ

1 AND 2 HILL CRESCENT

MIDDLETON-IN-TEESDALE • BARNARD CASTLE •
COUNTY DURHAM • DL12 0SJ

Barnard Castle 10 Miles • Bishop Auckland 21 Miles • Darlington 25 Miles

Two semi detached properties • Requiring modernisation •
Potential to convert into detached family home • Gardens to
front with countryside views • Enclosed yards to rear with
outbuildings • Garage and driveway for each property

Guide Price £180,000

0333 920 2220

sales@georgefwhite.co.uk





The Area

Middleton in Teesdale is a large village supporting a range of amenities creating a high degree of self-sufficiency. A broader range of shopping, educational and recreational facilities can be found within the historic market town of Barnard Castle which lies but 10 miles in distance.

For the commuter the A66, A67 and A1(M) provides links with the major commercial centres of the North East. Darlington Mainline Railway Station and Teesside International Airport offer further communications with the rest of the country. There are many renowned beauty spots close at hand with the delights of North Yorkshire, The Lake District, Weardale, Northumberland and the North East Coast being found further afield.

The Property

1 and 2 Hill Crescent are adjoining properties perfect for a renovation project whereby they could potentially be converted into a four bedroom detached family home, subject to the necessary consents. The properties boast lovely countryside views across the open countryside to local landmark 'Kirkcarrion'.

Both properties are entered by the rear entrance into a small kitchen area with sink unit and space for a cooker and a fridge. From the kitchen a door opens to the first reception room with a fireplace and window to the rear yard. Both of these reception rooms benefit from under stair storage. From this room a door opens to the second reception room lying to the front of the property with views over the front gardens and beyond over the valley and to 'Kirkcarrion', in 2 Hill Crescent there are double sliding doors enabling both reception rooms to become a large space in total. Both properties have front porches looking out to the gardens.

To the first floor the master bedrooms lie at the front of the



properties both having over stair storage cupboards and views over the valley. The second bedrooms lie at the rear, 1 Hill Crescent has a bathroom off the second bedroom with bath and wash hand basin. 2 Hill Crescent has a larger second bedroom than 1 Hill Crescent and has a water tank and wash hand basin.

WCs for both properties are located externally in the rear yard.

Externally

Both properties benefit from gardens to the front of the properties with additional access to the enclosed yards at the rear.

To the rear both properties benefit from an outdoor WC and additional outbuildings. Each property has a garage which adjoins the outbuildings and a driveway for an additional vehicle.

Energy Performance Certificate

1 Hill Crescent is currently rated 'G'.

2 Hill Crescent is currently rated 'F'.

Services

The properties benefit from mains electricity, water and drainage.

Note One

Please note the properties are held over two titles. 1 Hill Crescent is unregistered whilst 2 Hill Crescent is registered with Land Registry.

Note Two

We would advise that any interested parties make their own investigations into raising finance against the property.

Directions

From the centre of Barnard Castle proceed up Galgate and turn

left onto Harmire Road after approximately half a mile and continue out of town past the golf course.

Follow the road over Folly Top, past Eggleston and proceed into Middleton-In-Teesdale continue into the centre of the village taking a left turn up to Hill Terrace. We would advise viewers to park at the top of Hill Terrace and continue to the property on foot, taking the first lane immediately to the left of the top of Hill Terrace. Continuing up the lane and following the lane around the corner the subject properties can be found on the left.

Important Notice

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. All dimensions/boundaries are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and you may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website. These particulars do not constitute a contract or part of a contract.







t 0333 920 2220

e sales@georgefwhite.co.uk

w georgefwhite.co.uk



See all our properties at
 OnTheMarket.com

AGRICULTURE RESIDENTIAL COMMERCIAL DEVELOPMENT INVESTMENT ENERGY ENVIRONMENTAL