

13 CALIFORNIA ROW

MIDDLETON-IN-TEESDALE, BARNARD CASTLE
COUNTY DURHAM, DL12 0TA

GFW.

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COUNTY DURHAM, DL12 0TA

APPROXIMATE MILEAGES

Barnard Castle 10 miles - Bishop Auckland 19 miles - Darlington 24 miles

PROPERTY SUMMARY

A charming and well presented end terraced cottage, offering two bedrooms and extensive, low maintenance gardens to the rear. Available with no onward chain.

OFFERS OVER £150,000





0333 920 2220 sales@gfwllp.co.uk gfwllp.co.uk

The Area

Barnard Castle is an historic market town providing a range of shopping, educational and recreational facilities including The Witham which provides the town with a café along with hosting a range of events. Often referred to as the gateway to Teesdale, there are many renowned beauty spots close at hand along with access to the Lake District, Swaledale and North Yorkshire Moors.

For the commuter the A66, A67 and A1 (M) provide links with the major commercial centres of the North East. Darlington Main Line Railway Station and Teesside International Airport offer further communications with the rest of the country.

The Property

13 California Row is a charming and well presented end terraced cottage, available with no onward chain and an extensive, low maintenance garden to the rear.

The main entrance leads into the reception vestibule, where to the right hand side lies the living room. Featuring an open grate fireplace with a tiled inset and wooden surround, the room is light and airy courtesy of the large bay window to the front. There is also electric underfloor heating within this room, as well as in both of the bedrooms.

The kitchen lies to the rear and is fitted with a range of base and wall mounted storage units, topped with contrasting worktops which incorporate a stainless steel sink. There is ample space for freestanding appliances, while the rear porch is accessed from here which in turn grants external access.

Returning to the reception vestibule, stairs rise to the first floor landing. The master bedroom is a well proportioned double lying to the front elevation, featuring two useful storage cupboards.

The second bedroom is a small double lying to the rear and enjoying superb countryside views.

The bathroom is fitted with a white suite comprising a WC, a wash hand basin and a panel enclosed bath.

To the rear of the property, there is an extensive, low maintenance garden which also benefits from a useful outbuilding which benefits from power and a WC, and could be utilised for a number of purposes. Please note that the roof of the outbuilding is partially re-laid and is likely to remain unfinished. There is also gated pedestrian access to the side.

Note

Please note that the roof of the outbuilding has been partially re-laid, the









work is likely to remain unfinished.

Tenure & Possession

Freehold, available with vacant possession upon completion.

EPC Rating

This property has been certified with an EPC Rating of F/30.

Local Authority

Durham County Council. The property is Council Tax Band B.

Utilities

The property benefits from mains electricity, water and drainage. The property is heated by electric wall mounted heaters. There is electric under floor heating in the living room and both bedrooms.

Parking

There is no allocated off street parking.

Characteristics

Broadband is not currently connected but is available for connection. Mobile coverage is available, interested parties are advised to perform their own due diligence in respect of availability.

what3words

Every three metre square of the world has been given a unique combination of three words.

///applauded.unwanted.carefully

Viewings

Viewings are strictly by prior appointment with GFW.

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.



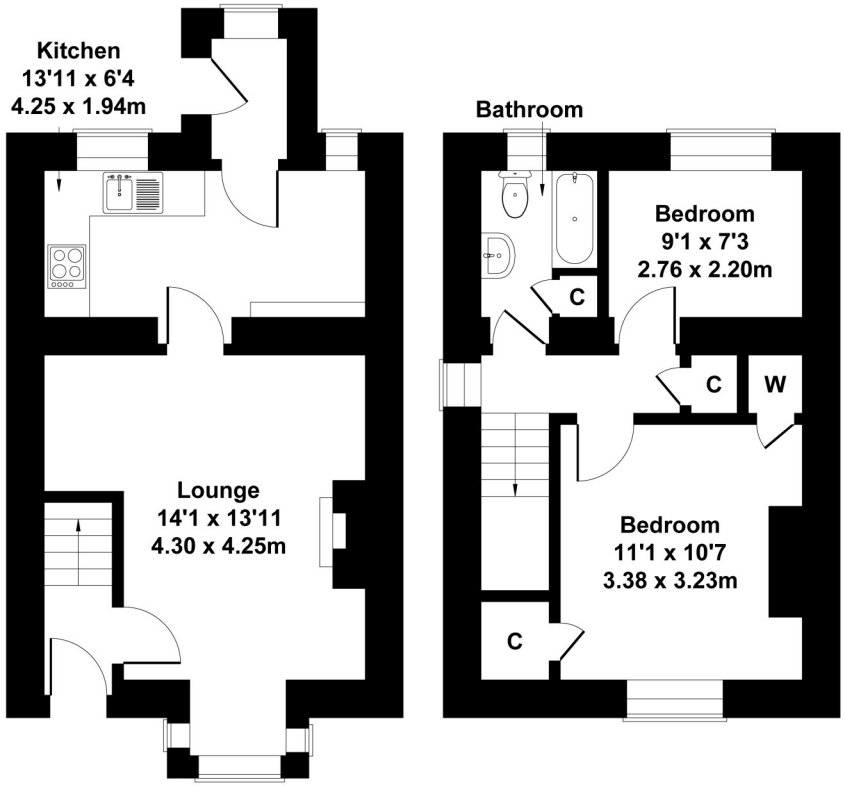





Store
18
20
22
17
16
15
13
12
10
8
Row

13 California Row, Middleton In Teesdale

Approximate Gross Internal Area
646 sq ft - 60 sq m



GROUND FLOOR **FIRST FLOOR**

GFW.

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. 2026

FLOOR PLAN

13 CALIFORNIA ROW

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