

# GREENBANKS

MICKLETON, BARNARD CASTLE
COUNTY DURHAM, DL12 0JY

GFW.

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## APPROXIMATE MILEAGES

Barnard Castle 8 miles - Bishop Auckland 18 miles - Darlington 23 miles

## PROPERTY SUMMARY

A beautifully presented and well presented three bedroom mid-terraced family home, occupying a pleasant position within the village of Mickleton. Available with extensive, enclosed gardens to the rear and off road parking, the property is available with no onward chain.

**GUIDE PRICE £375,000**

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







## The Area

Mickleton is a popular Teesdale village which supports a public house, garage and thriving community hall. In addition to this, there are a host of public footpaths and bridleways within easy reach of the property. A wider range of shopping, educational and recreational facilities can be found within the neighbouring village of Middleton-in-Teesdale and the historic market town of Barnard Castle.

Many of the attractions of Teesdale can be found within a short drive beyond which can be found the delights of North Yorkshire, Weardale, the Lake District, Northumberland and the East Coast.

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

## The Property

Greenbanks is a beautifully presented and recently refurbished three bedroom family home, occupying a pleasant position with superb countryside views to the front elevation.

The main entrance is to the front and leads into the vestibule, which in turn leads into the hallway. To the right hand side lies the living room which spans the full length of the property and features a multi-fuel stove set within a brick surround. The room is also light and airy courtesy of the dual aspect.

The sitting room is located to the front, featuring a bow window and a multi-fuel stove set within an inglenook.

The kitchen is located to the rear and is fitted with a range of base and wall mounted storage units, topped with contrasting worktops which incorporate a composite sink. Integral appliances include an electric four ring hob with an extractor fan over and an oven, while there is space for a freestanding washing machine.

The rear porch is accessed from the kitchen and provides a pleasant and useful space, granting access to the rear gardens.

Returning to the hallway, stairs rise to the first floor landing. To the front of the property there are two well proportioned double bedrooms, both of which enjoy superb countryside views. One of the bedrooms also has a useful storage cupboard.

The third bedroom is a good sized single facing the rear and enjoying a pleasant









outlook over the gardens.

The family bathroom completes the accommodation and is fitted with a modern suite comprising a low level WC with a concealed cistern, a wash hand basin within a vanity storage unit, a bath and a large shower cubicle with a mains fed shower. The floor is laid with tiled effect vinyl, while the walls are tiled to splashback level.

To the front of the property, there is a forecourt garden with a gravelled parking area. To the rear, there is a fence enclosed garden which is predominantly laid to lawn.

## Tenure & Possession

The property is Leasehold, with Good Leasehold classification, held on a 1000 year lease from 4th November 1607. The property is offered with vacant possession upon completion. No ground rent is payable.

## EPC Rating

This property has been certified with an EPC Rating of D/68.

## Local Authority

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

## Utilities

The property benefits from mains electricity, water and drainage. The property is heated by an oil fired boiler.

## Parking

There is a driveway to the front providing off road parking.

## Characteristics

Broadband is not currently connected, however is available for connection locally. 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.

///flirts.crispier.broom

## 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.

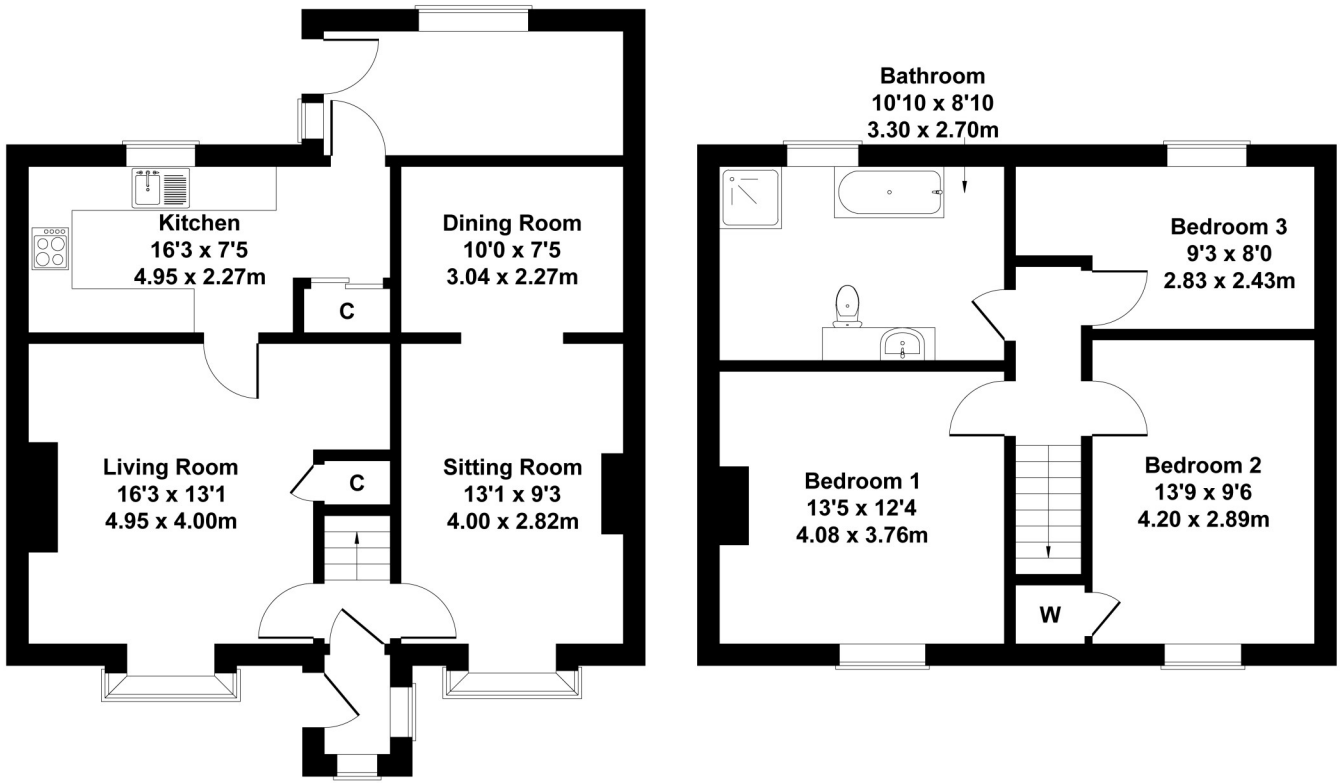






# Greenbanks

**Approximate Gross Internal Area**
**1249 sq ft - 116 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

GREENBANKS

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