



8 RIVER TERRACE

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

GFW

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APPROXIMATE MILEAGES

Barnard Castle 10 miles - Bishop Auckland 20 miles -
Darlington 25 miles

PROPERTY SUMMARY

For Sale by Modern Method of Auction. A charming two bedroom terraced cottage, occupying a pleasant position set close to the centre of Middleton-in-Teesdale. Available with no onward chain, the property offers an extensive lawned garden and parking space.

STARTING BID £115,000



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

8 River Terrace is a charming mid terraced cottage, occupying a pleasant riverside location, set close to the centre of Middleton-in-Teesdale. The property offers an extensive, open plan garden to the front, as well as an off road parking space to the rear.

The main entrance is to the front and leads into a small vestibule which in turn leads into the living room which features a tiled, open grate fireplace as the focal point.

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 stainless steel sink. There is ample space for freestanding appliances, as well as a useful under stair storage cupboard.

Stairs rise to the first floor landing, with the master bedroom lying to the front elevation, enjoying views over the gardens and countryside beyond. This room is a generous double, while the second bedroom is a good sized single to the rear.

The bathroom completes the accommodation and is fitted with a white suite comprising a WC, a wash hand basin and a panel enclosed bath with an electric shower over.

Externally, to the front of the property there is an extensive lawned garden which is open plan with the neighbouring properties.

The rear courtyard is currently covered with a canopy and grants access to three useful outhouses. There is gated access to shared steps shared with number 9 leading to the rear service lane. Over the lane to the rear, there is one off road parking space and a further useful storage building.





Modern Method of Auction

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyer's solicitor. This additional time allows buyers to proceed with mortgage finance. The buyer is required to sign a reservation agreement and make payment of a non-refundable

Reservation Fee

This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation

to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

Notes

1. Please note that the garden is open plan with neighbouring properties and there are no physical boundaries determining the extent of the garden.
2. The footpath running in front of the cottages is unregistered.

Tenure & Possession

Freehold, available with vacant possession upon completion.

EPC Rating

This property has been certified with an EPC Rating of E/42.

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.

Parking

There is one off road parking space available to the rear.

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.

///sonic.casual.shimmered

Viewings

Viewings are strictly by prior appointment with GFW.

Important Notice

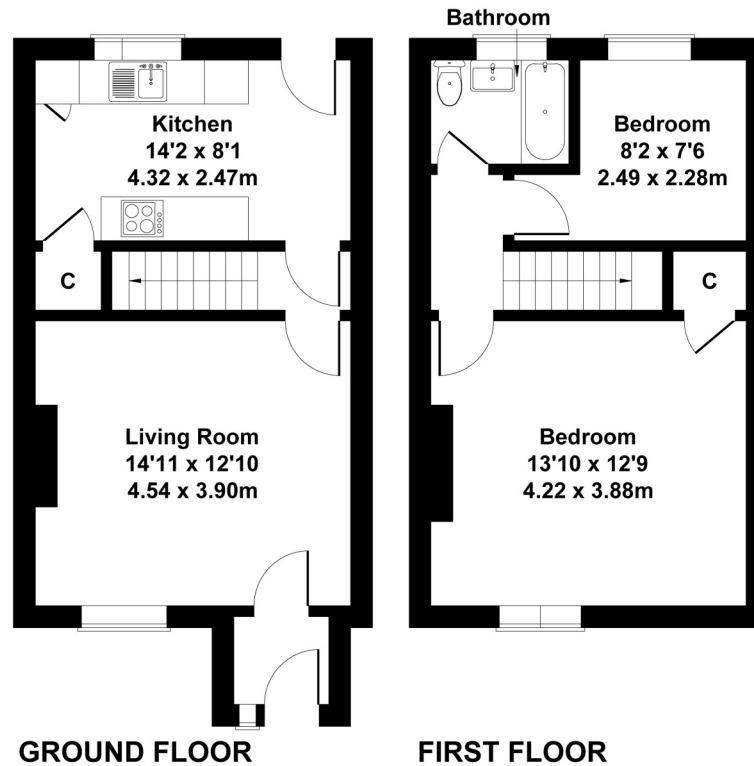
Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. All dimensions/boundaries are approximate. The mention 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

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8 River Terrace

Approximate Gross Internal Area
710 sq ft - 66 sq m



GFW.

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

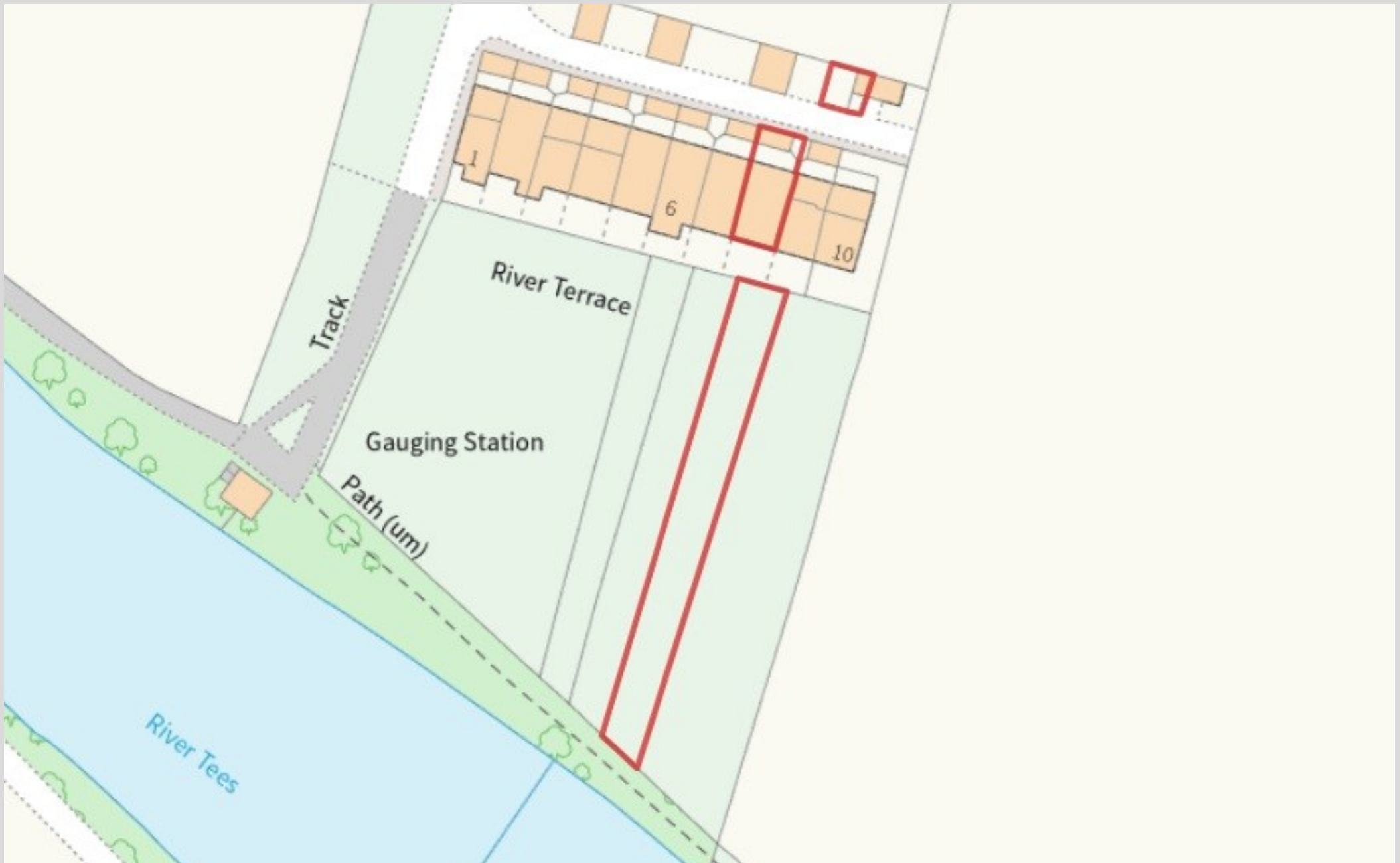
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026

FLOOR PLAN

8 RIVER TERRACE

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SALE PLAN

8 RIVER TERRACE

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