

**Stoneybeck, Bishop Middleham, DL17 9BN**  
**3 Bed - House - Semi-Detached**  
**£185,000**

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Positioned beautifully within the highly desirable, semi-rural location of Bishop Middleham; we are delighted to offer to the market this exceptionally well presented three bedroom semi detached house on Stoneybeck. This deceptively spacious property has been a loving family home for many years & ticks all of the boxes for a range of buyers. Having easy access to all of the immediate amenities offered in Bishop Middleham itself, the property is a short drive into the neighbouring village of Sedgefield, is within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside & benefits further from gas central heating & double glazing throughout. In brief, this well proportioned property comprises: Welcoming entrance hallway with stairs to the first floor & access to a useful ground floor cloaks/wc, a superb sized L-shaped lounge/dining room (measuring 17ft approximately) with French doors to the rear garden & kitchen with a range of fitted wall & base units. The first floor landing boasts three bedrooms (two of which are double) & a lovely family bathroom with modern three piece suite. Externally, the property enjoys a spectacular sized, enclosed rear garden which is largely laid to lawn, whilst an additional garden area is situated to the front, alongside a spacious driveway which provides ample vehicle parking for several cars & a single garage. Thorough internal inspection is essential in order to fully appreciate the size, style, location & layout of this impressive property for sale.

**EXTERNALLY****SINGLE GARAGE**

16'0 x 8'2 (4.88m x 2.49m)

FREEHOLD

EPC Rating: TBC

Council Tax Band: C

**ENTRANCE HALLWAY****GROUND FLOOR CLOAKS/WC****LOUNGE**

17'6 x 11'4 (5.33m x 3.45m)

**DINING AREA**

9'1 x 7'11 (2.77m x 2.41m)

**KITCHEN**

11'4 x 8'4 (3.45m x 2.54m)

**FIRST FLOOR LANDING****MASTER BEDROOM**

12'3 x 10'6 (3.73m x 3.20m)

**BEDROOM TWO**

11'0 x 10'6 (3.35m x 3.20m)

**BEDROOM THREE**

9'1 x 7'5 (2.77m x 2.26m)

**FAMILY BATHROOM**

6'10 x 6'3 (2.08m x 1.91m)



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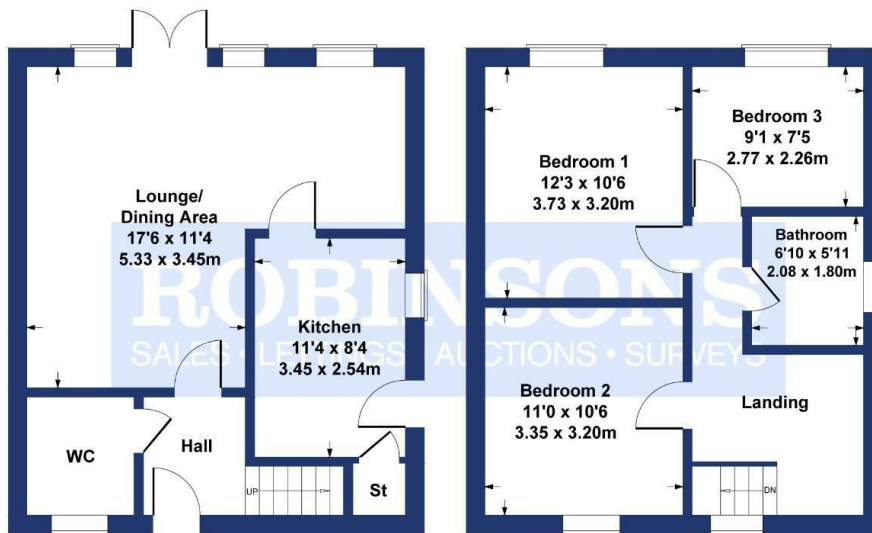
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Stoneybeck, Bishop Middleham, DL17 9BN

Approximate Gross Internal Area  
954 sq ft - 89 sq m



GROUND FLOOR

FIRST FLOOR

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
105-120 kWh/m <sup>2</sup> /year	A		
81-104 kWh/m <sup>2</sup> /year	B		
66-80 kWh/m <sup>2</sup> /year	C		
55-65 kWh/m <sup>2</sup> /year	D		
48-54 kWh/m <sup>2</sup> /year	E		
41-47 kWh/m <sup>2</sup> /year	F		
35-40 kWh/m <sup>2</sup> /year	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
102 g/m <sup>2</sup> /year	A		
101-100 g/m <sup>2</sup> /year	B		
100-90 g/m <sup>2</sup> /year	C		
85-94 g/m <sup>2</sup> /year	D		
79-84 g/m <sup>2</sup> /year	E		
71-78 g/m <sup>2</sup> /year	F		
65-70 g/m <sup>2</sup> /year	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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1-3 Old Elvet  
DH1 3HL

T: 0191 386 2777 (Sales)

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E: info@robinsonsdurham.co.uk

### DURHAM REGIONAL HEAD OFFICE

19A old Elvet  
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

### CHESTER-LE-STREET

45 Front Street  
DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

### BISHOP AUCKLAND

120 Newgate Street  
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

### CROOK

Royal Corner  
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

### SPENNYMOOR

11 Cheapside  
DH16 6QE

T: 01388 420444

E: info@robinsonsspenny Moor.co.uk

### SEDFIELD

3 High Street  
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

### WYNYARD

The Wynd  
TS22 5QQ

T: 0174 064 5444

E: info@wynyardfineandcountry.co.uk

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 please ask or professional verification should be sought. All dimensions 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 it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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3 High Street, Sedgefield, TS21 2AU | Tel: 01740 621777 | info@robinsonssedgefield.co.uk

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