



, Bradbury, TS21 2ET  
2 Bed - House - End Terrace  
£139,950

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Boasting spectacular views of the neighbouring countryside to the rear elevation; we are thrilled to present to the market this impressive end terraced house with two bedrooms positioned beautifully within the quaint, semi-rural location of Bradbury. 'Burlieghmead Cottage' is the perfect purchase for clients seeking a quieter lifestyle, boasts character & authenticity throughout & benefits from oil-fired central heating & double glazing. Having easy access to all of the local amenities offered in the neighbouring village of Sedgfield & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside. In brief, this well proportioned residence comprises: Welcoming entrance porch, lovely lounge (measuring 15ft x 12ft approximately) with window to front elevation, spacious kitchen/dining area with a range of fitted wall & base units & access to rear. The first floor landing boasts two bedrooms & an impressive bathroom with four piece suite. Externally, this lovely home enjoys a superb sized, enclosed garden to rear with paved patio, lawn areas & a range of plant, tree & shrub borders. The garden itself has been exceptionally well maintained, is tiered & the views over the neighbouring fields are stunning. We strongly encourage through internal inspection in order to fully appreciate the style, layout & quiriness of this exquisite property for sale.

FREEHOLD  
EPC Rating: TBC  
Council Tax Band: C

#### **ENTRANCE PORCH**

#### **LOUNGE**

15'1 x 12'7 (4.60m x 3.84m)

#### **KITCHEN / DINING AREA**

15'9 x 12'9 (4.80m x 3.89m)

#### **FIRST FLOOR LANDING**

#### **MASTER BEDROOM**

16'3 x 8'2 (4.95m x 2.49m)

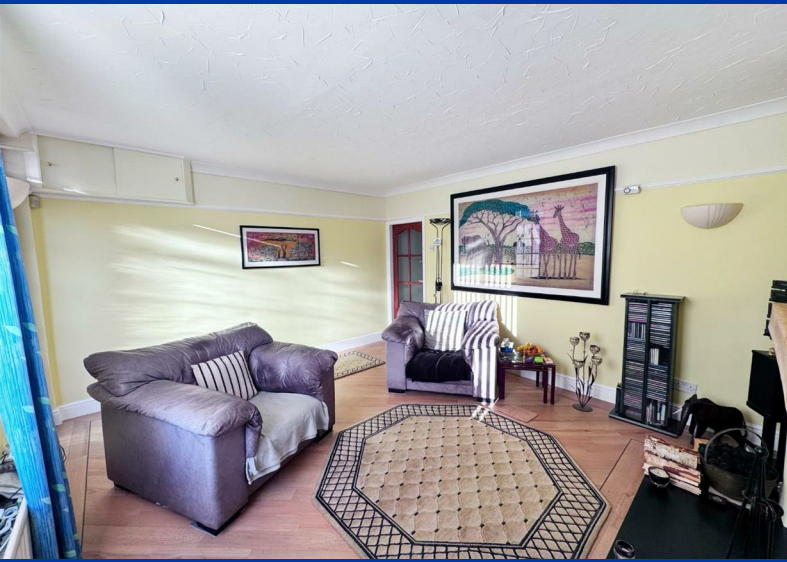
#### **BEDROOM TWO**

10'9 x 9'9 (3.28m x 2.97m)

#### **BATHROOM**

10'9 x 5'11 (3.28m x 1.80m)

#### **EXTERNALLY**



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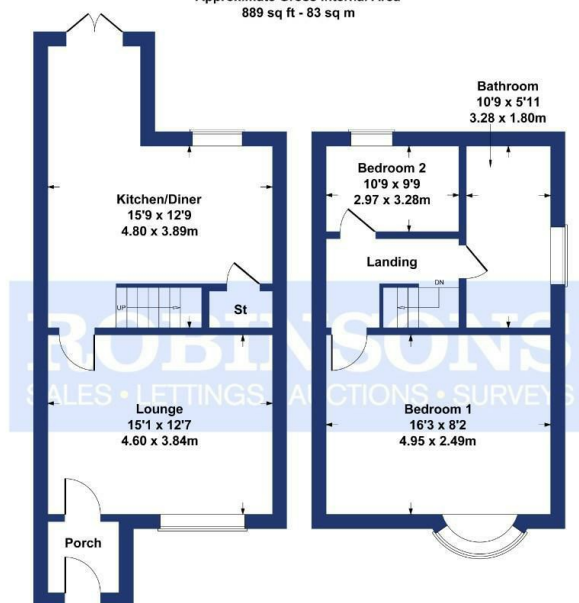
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Burlieghmead Cottage, Bradbury, TS21 2ET

Approximate Gross Internal Area  
889 sq ft - 83 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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
105-91	B		
89-85	C		
75-68	D		
59-54	E		
45-49	F		
35-39	G		
Not energy efficient - higher running costs			
		40	77

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
102-91	B		
89-80	C		
75-64	D		
59-54	E		
45-38	F		
35-28	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			

England & Wales EU Directive 2002/91/EC

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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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