



, Bishop Middleham, DL17 9BJ  
2 Bed - House - End Terrace  
£114,950

**ROBINSONS**  
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Positioned beautifully within the popular, semi-rural location of Bishop Middleham; we are thrilled to offer to the market with no onward chain, this deceptively spacious end-terraced house with two double bedrooms on Ivy Cottages. This immaculate residence has been a loving home for many years & whilst elements of the property do require some internal modernisation, this is the ideal purchase for clients seeking a dwelling which they can really 'put their own stamp' on. Having easy access to all of the immediate amenities offered in both Bishop Middleham & its neighbouring village of Sedgefield & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside, the property also benefits from gas central heating via a combi boiler & double glazing throughout. In brief, this well proportioned property comprises: Welcoming entrance hallway with stairs to the first floor, a beautiful, open-plan lounge/dining area (measuring 19ft approximately) with windows to both front & rear elevations & kitchen with a range of fitted wall & base units. The first floor landing boasts two double bedrooms & a family bathroom with modern three piece suite. Externally, the property enjoys a superb sized, wall-enclosed garden to both side & rear whilst to the front, there is a driveway providing off road parking. This is a lovely home & we thoroughly encourage full internal inspection in order to fully appreciate the style, standard, space & layout of this immaculate residence for sale.

FREEHOLD  
EPC Rating: TBC  
Council Tax Band: A

#### **ENTRANCE HALLWAY**

#### **OPEN-PLAN LOUNGE / DINING AREA**

19'6 x 10'8 (5.94m x 3.25m)

#### **KITCHEN**

11'7 x 7'11 (3.53m x 2.41m)

#### **FIRST FLOOR LANDING**

#### **MASTER BEDROOM**

17'2 x 9'1 (5.23m x 2.77m)

#### **BEDROOM TWO**

10'3 x 10'1 (3.12m x 3.07m)

#### **FAMILY BATHROOM**

6'5 x 5'6 (1.96m x 1.68m)

#### **EXTERNALLY**

#### **DISCLAIMER**

Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information,

along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

#### **COMPLIANCE**

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



# OUR SERVICES

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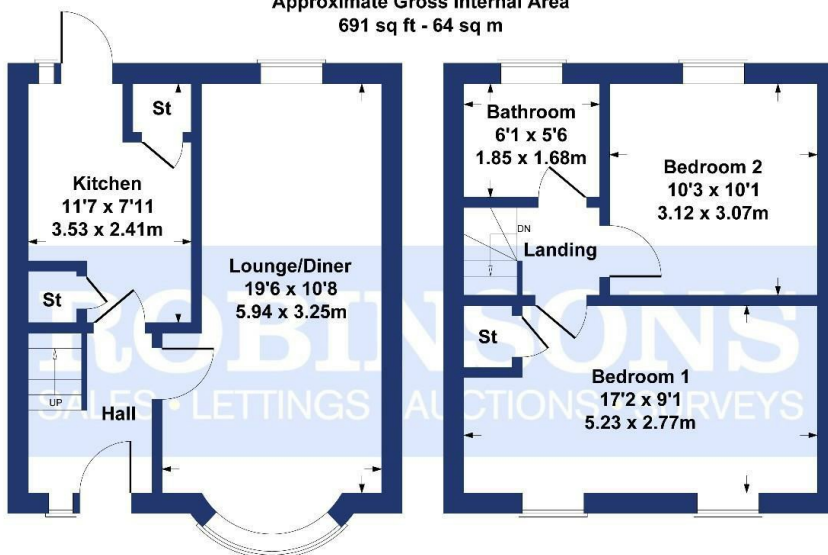
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Ivy Cottages, Bishop Middleham, DL17 9BJ

Approximate Gross Internal Area  
691 sq ft - 64 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. 2026

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	80
(55-68) D	
(39-54) E	56
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

### DURHAM

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DH1 3HL

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T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

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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.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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