



**Roast Calf Lane, Bishop Middleham, DL17  
9AT  
2 Bed - House - Semi-Detached  
£114,950**

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Positioned pleasantly within the heart of the popular, semi-rural location of Bishop Middleham, we are thrilled to present to the market this exceptionally well presented semi detached house with two double bedrooms on Roast Calf Lane. This deceptively spacious property has been a loving home for many years, has been maintained to that of a superb standard throughout & is the perfect purchase for first time buyers/young families or those looking to downsize. Having easy access to all of the local 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 benefits further from gas central heating via a combi boiler & double glazing throughout. In brief, this well proportioned residence comprises: Welcoming entrance hallway with stairs to the first floor, a beautiful lounge/dining area (measuring 19ft approximately) with window to front elevation & patio doors to a rear conservatory & a kitchen with a range of fitted wall & base units. The first floor landing boasts two double bedrooms & an impressive family bathroom with three piece suite. Externally, the home enjoys a well maintained, enclosed South-East facing garden to the rear whilst the front garden is open aspect. We strongly recommend thorough internal inspection in order to fully appreciate the style, standard, layout & presentation of this remarkable property for sale.

FREEHOLD  
EPC Rating: TBC  
Council Tax Band: A

#### **ENTRANCE HALLWAY**

**LOUNGE / DINING AREA**  
19'7 x 10'8 (5.97m x 3.25m)

**CONSERVATORY**  
11'10 x 8'10 (3.61m x 2.69m)

**KITCHEN**  
10'8 x 7'11 (3.25m x 2.41m)

#### **FIRST FLOOR LANDING**

**MASTER BEDROOM**  
16'2 x 9'4 (4.93m x 2.84m)

**BEDROOM TWO**  
10'7 x 10'4 (3.23m x 3.15m)

**BATHROOM**  
5'5 x 5'5 (1.65m x 1.65m)

#### **EXTERNALLY**



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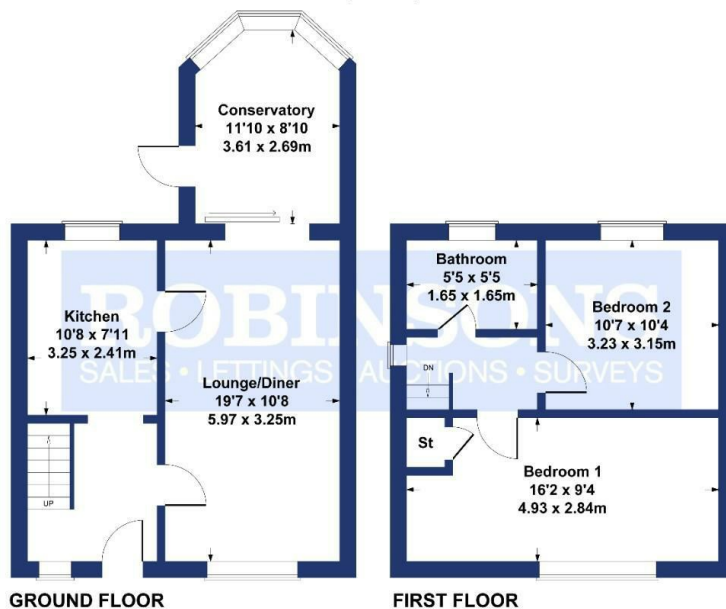
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Roast Calf Lane, Bishop Midsleham, DL17 9AT

Approximate Gross Internal Area  
853 sq ft - 79 sq m



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
Very energy efficient - lower running costs	A		
105-91	B		
89-85	C		
75-84	D		
59-74	E		
43-58	F		
17-42	G		
Not energy efficient - higher running costs			
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		
75-84	D		
59-74	E		
43-58	F		
17-42	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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