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45 Green Lane, Barnard Castle, DL12 8LE

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## Offers In The Region Of £112,500

A fantastic opportunity to purchase this two bedroom first floor flat located in the highly sought after town of Barnard Castle. Pleasantly positioned in a quiet cul-de-sac, this leasehold property is in a prime location with an abundance of amenities nearby including schools, hospital, playparks and local shops. Approximate distances to the same are as follows:

Primary school: 5 minutes  
Secondary School: 5 minutes  
Hospital: 1 minute  
Doctors Surgery: 2 minutes  
Town Centre: 5 minutes

There is a regular bus service allowing for access to neighbouring towns and villages, whilst the A66 and A688 are both close, ideal for commuters and they also lead to the A1(M) both North and South.

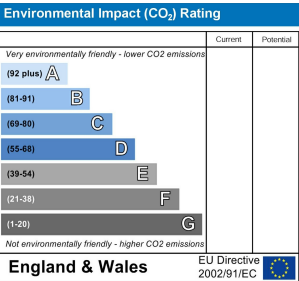
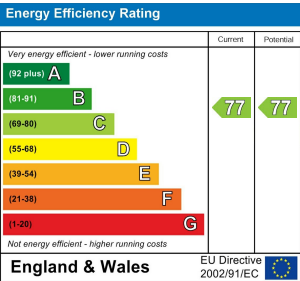
In brief, the property comprises; an entrance hall leading to the kitchen, living room, master bedroom, second bedroom and family bathroom. The property has a large attic which provides additional storage. Externally, the property boasts a scenic garden space largely laid to lawn with gravel perimeters and further gravelled areas perfect for seating.

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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Living Room**

12'1" x 12'1"

Bright and spacious living area located to the rear of the property fitted with storage cupboards and window providing plenty of natural light.

**Kitchen**

12'1" x 6'2"

The kitchen is fitted with a range of wall, base and drawer units, complementing worktops, sink/drain unit and breakfast bar. Space is available for further free standing appliances.

**Master Bedroom**

13'9" x 9'6"

Spacious master bedroom located to the front of the property, with fitted wardrobes and cabinets providing ample storage room, neutral decor and large window.

**Bedroom Two**

10'9" x 6'10"

Second bedroom situated at the front of the property with storage cupboards, neutral decor and window.

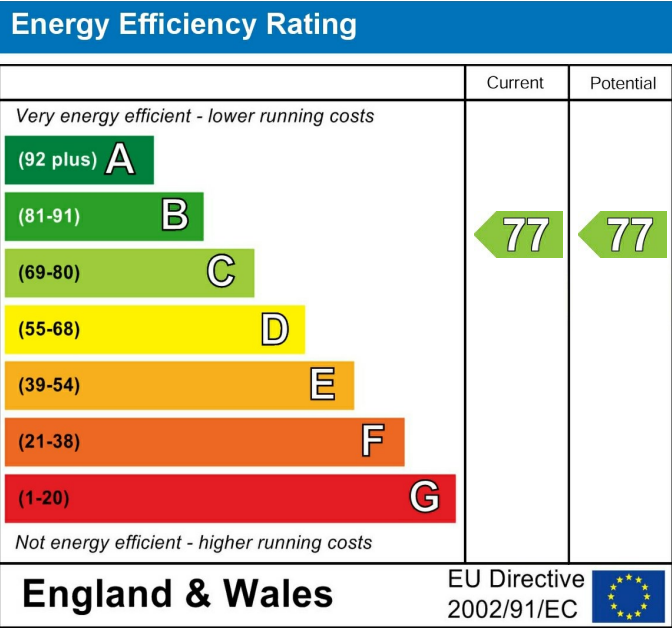
**Bathroom**

8'10" x 4'11"

The bathroom is fitted with panelled bath, overhead electric shower unit, wash hand basin and WC. Opaque window to the rear elevation.

**External**

Externally, the property has an extensive rear garden with large lawned and gravelled areas. With well established perimeter borders, shrubbery and storage shed.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.























