



31 The Bank, Barnard Castle, DL12 8PL

Guide price £200,000

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Moovd Online Property Auctions are thrilled to bring to the market, For Sale via Option A – Unconditional Online Auction BUY IT NOW PRICE AVAILABLE of £200,000, this deceptively spacious, mixed-use building in the heart of Barnard Castle.

From the moment you enter, the property oozes character with an enclosed arched brick cellar, large uniquely shaped rooms, enclosed stoned rear garden and large loft room, with exposed beamed ceiling.

Previously a mixed-use property, with commercial premise to the ground floor and a generous sized three-bedroom flat to the first floor, the property has a huge amount of potential and would be a perfect opportunity for a developer or home occupier wanting to transform it into a large family home or holiday let for the local Tees Valley or North Yorkshire area.

The ground floor briefly comprises: immediately off the street is a reception area, lobby area with staircase to first floor, main reception room beyond with access to the cellar, cloaks W.C and commercial kitchen. To the rear of the kitchen is a utility room accessed externally. To first floor is a central landing, lounge/ bedroom one to the front, bedroom three, shower room W.C, bedroom two and a rear kitchen/ reception room. Off the landing there is also a large loft room. Externally to the side of the property is a gate, which leads through to a private walled garden to the rear of the accommodation, with patio area.

Barnard Castle is a beautiful bustling town lying in the Tees Valley of Co Durham, with superb access around the local area via excellent road networks including the A66 to Carlisle or Darlington. Within the town itself are

Shop Reception Area 15'9" x 11'7" (4.82m x 3.55m)

Accessed via a single glazed door, single glazed window to front aspect, splash back tiling to dado rail height, vinyl flooring, desk, base units contrasting work surfaces.

Lobby

Door to first floor flat.

1st Reception 19'2" x 10'1" (5.85m x 3.08m)

Door to cellar, single glazed frosted window to side aspect, UPVc double glazed window to side aspect and single radiator.

Cloaks W.C

A coloured suite comprising: low level W.C, hand basin and tiled walls with vinyl flooring.

Kitchen 13'8" x 10'4" (4.18m x 3.15m)

Commercial kitchen, fitted with range cooker, gas cooker point and extractor hood over, sinks with taps over, work surfaces, wall mounted boiler, single glazed window to side aspect, door to side and vinyl flooring.

Utility Room 14'4" x 12'2" (4.37m x 3.71m)

Comprising sink, work surfaces, tiled walls and floor, single glazed windows to side aspect and door.

Landing

Access to loft room, double storage cupboard, single radiator and laminate flooring.

Bedroom 1 15'2" x 14'9" (4.64m x 4.51m)

Stone fire surround with gas fire, single glazed window to front aspect, double radiator and laminate flooring.

Bedroom 3 7'8" x 7'0" (2.35m x 2.14m)

UPVc double glazed window to rear aspect, single radiator and laminate flooring.

Shower Room W.C

A white suite comprising: walk in shower with mains shower over, low level W.C, pedestal hand basin, tiled walls, UPVc double glazed frosted window to side aspect, double radiator and laminate flooring.

Bedroom 2 12'11" x 10'1" (3.96m x 3.09m)

X2 UPVc double glazed windows to side aspect, storage cupboard, single radiator and laminate flooring.

Kitchen 13'11" x 11'0" (4.26m x 3.37m)

Fitted with a range of wall and base units contrasting work surfaces, 1 stainless steel sink with drainer unit and taps over, electric cooker point, single radiator, X2 UPVc double glazed windows to rear aspect and vinyl flooring.

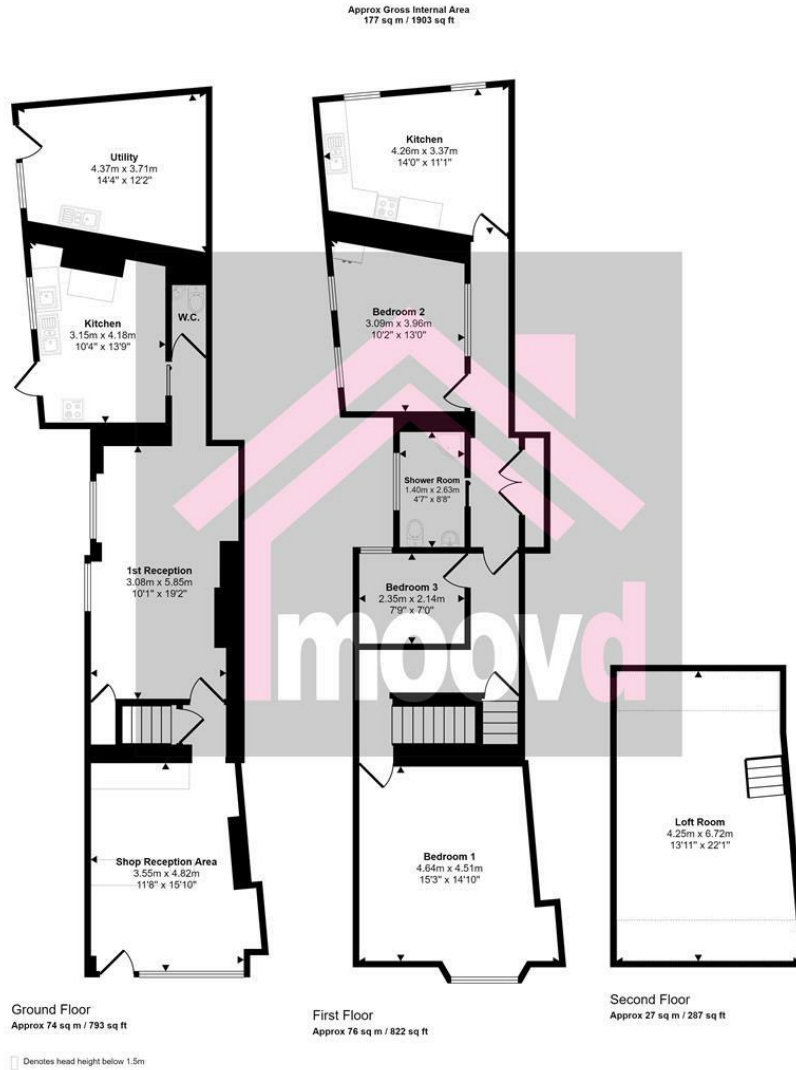
Loft Room 22'0" x 13'11" (6.72m x 4.25m)

Beamed ceiling and banister accessed via steps.

Externally

Rear private garden with, storage shed, trees, planted border, patio and paving. Access down side of property from front via wooden gate.

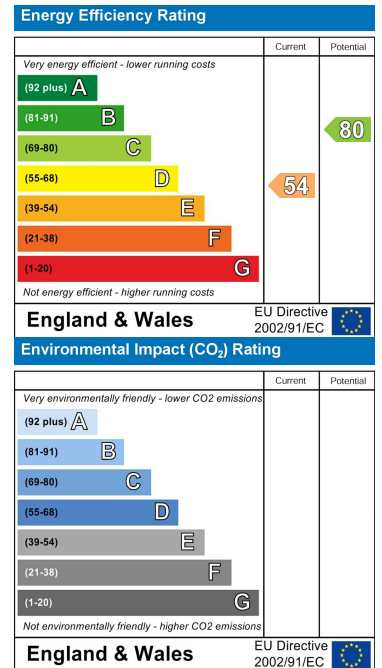
Floor Plan



Area Map



Energy Efficiency Graph



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