



ADDISONS
PROPERTY • RURAL • VALUATION

The Crescent

Barnard Castle



EPC Rating: D



Price:
£100,000

Call for an Appointment
01833 638094

ABOUT THE PROPERTY

An extended three-bedroom semi-detached house situated in this popular residential area of Stainton Grove convenient for the market town of Barnard Castle.

The property is of non-traditional construction (Wates Construction).

Stainton Grove is located approximately two miles from Barnard Castle, a popular market town situated in the picturesque Teesdale Valley, with a good range of local amenities and well situated for access to the A66 and onwards.

ACCOMMODATION

GROUND FLOOR

Entrance Porch
Providing access to the Hallway.

Entrance Hall
Stairs leading to the first-floor accommodation, door to the Kitchen and under stairs storage cupboard.

Kitchen
Fitted with a range of wall and floor units with work surfaces incorporating sink unit with mixer tap and drainer. Integrated oven, gas hob, fridge/freezer, pantry style cupboard, doors leading to the Office and Living Room, window looking into the Family Room.

Living Room
Window overlooking the front elevation, window looking into the Family Room, two radiators, stone fire surround with inset electric fire.

Dining Area
Radiator and doors leading to Sun Room & Utility.

Sun Room
Windows overlooking the front and side elevation.

Utility/Cloakroom
Plumbing for a washing machine and space for a freestanding fridge/freezer and door to the Cloakroom fitted with wc and hand wash basin.

Family Room
Window overlooking the garden, door to outbuilding which in turn leads out to the rear garden.

FIRST FLOOR

Landing
Doors providing access to all first-floor accommodation, cupboard housing the gas central heating boiler.

Bedroom 1
Window overlooking the rear garden, fitted wardrobes with hanging rail and shelf and radiator.

Bedroom 2
Window overlooking the front elevation, Fitted wardrobe with hanging rail and shelving, and radiator.

Bedroom 3
Window overlooking the front elevation with cupboards comprising of shelving with hanging rail.

Shower Room
Walk in shower, hand wash basin, radiator and obscured window.

W/C
WC and hand wash basin

EXTERNALLY
To the front of the property there are steps leading to the front door, a paved area providing off road parking for two cars.

To the rear of the property there is a paved area with steps leading to the lawned garden, two sheds and a greenhouse.

VIEWING
Strictly via appointment through the selling agents Addison's on 01833 638094.

TENURE
Freehold

SERVICES
Gas Central Heating, Mains Electricity, Water & Drainage.

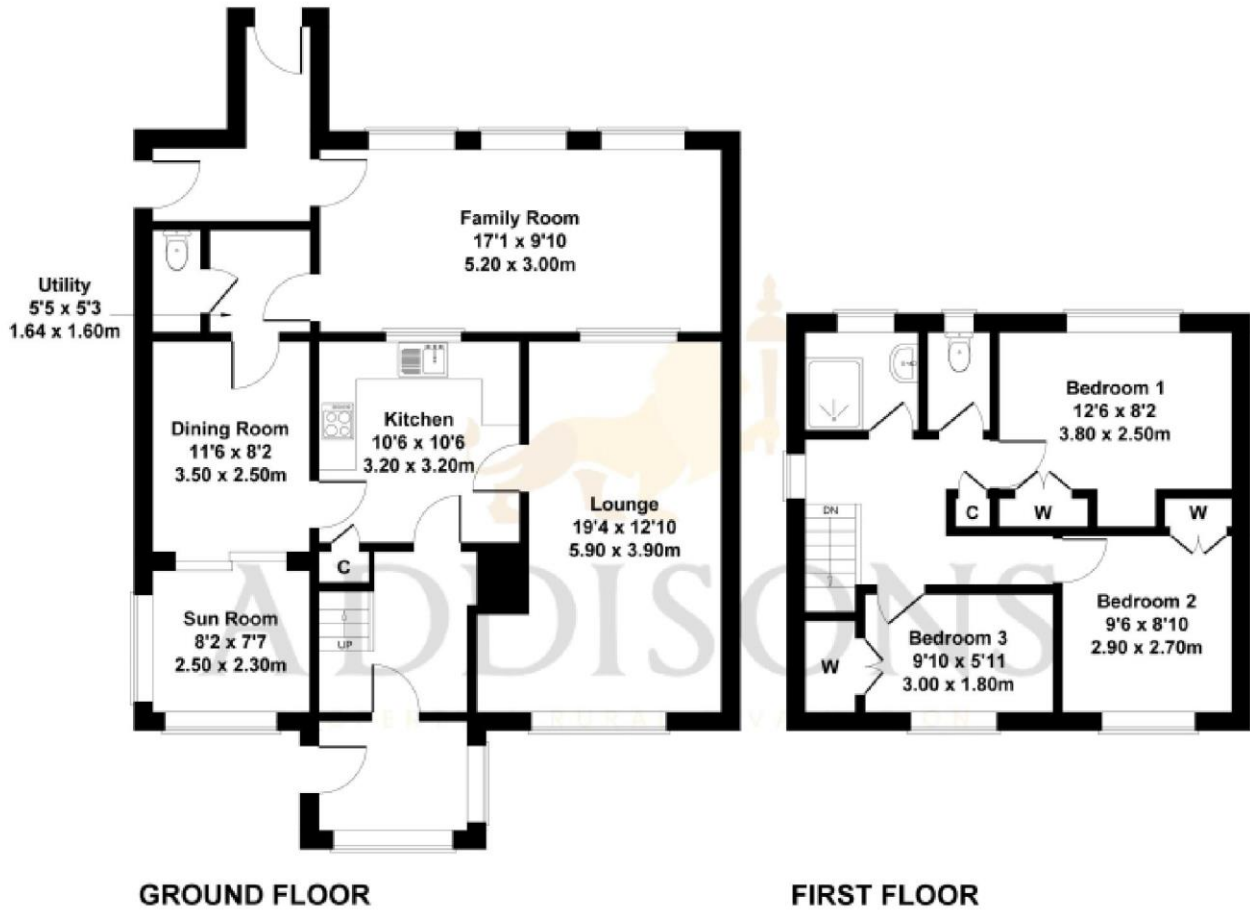
COUNCIL TAX
Band A

BROCHURE
Photographs and details taken November 2023.



Floor Plan

25 The Crescent

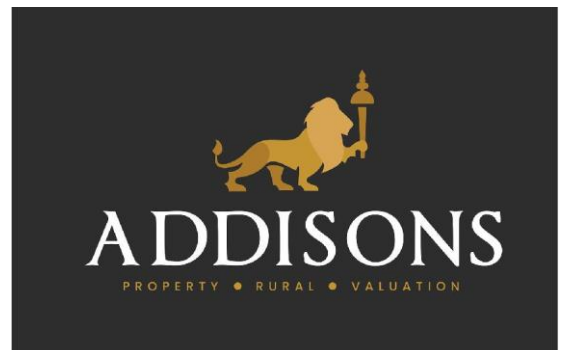


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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. 2023

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
92-100	A		
81-91	B		
69-80	C		
55-68	D	67	80
39-54	E		
21-38	F		
1-20	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



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