



Victoria Road

Barnard Castle



ADDISONS

PROPERTY • RURAL • VALUATION

ABOUT THE PROPERTY

A four-bedroom Victorian terrace family home with garden and garage, situated in the heart of Barnard Castle on Victoria Road.

The property benefits from Gas Fired Central Heating and Double Glazing throughout and briefly comprises an Entrance Hall, Living Room, Dining Room, Kitchen, Cellar, four bedrooms and family Bathroom. Externally there is a rear Garden and Garage.

Barnard Castle provides a range of shopping, educational and recreational facilities and is often referred to as the gateway to Teesdale with many of the renowned beauty spots being close at hand. Beyond can be found the delights of North Yorkshire, Weardale, the Lake District and Northumberland. For the commuter the A66 and A67 provide links with the major commercial centres of the North East. Darlington Mainline Railway Station and Durham Tees Valley International Airport offer further communications with the rest of the country.



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ACCOMMODATION

GROUND FLOOR

With entrance door leading to entrance porch and onto an entrance hall with staircase to first floor and doors to ground floor accommodation.

Living Room

Fitted with wood burning stove, bay window to the front elevation, coving to ceiling, picture rails and radiator.

Dining Room

French doors leading onto the Garden, picture rail, storage cupboard and radiator.

Kitchen

Fitted with a range of wall and floor units, integrated fridge/freezer and dishwasher, electric oven with gas hob and extractor fan above, cupboard housing gas central heating boiler, breakfast bar and windows to dual aspect overlooking the Garden.

Utility

Plumbing for washing and machine and space for under counter appliances, larder cupboard and door to the garden.

FIRST FLOOR

Half landing with door to the Family Bathroom.

Bathroom

Panelled bath with shower above, WC and hand wash basin, towel radiator and window to rear.

Bedroom 1

Situated to the rear elevation with fitted wardrobes comprising of hanging rail and shelving, window overlooking the garden and radiator.



Bedroom 2

Situated to the front elevation, coving to ceiling, window and radiator.

Bedroom 3

Situated to the front elevation, window and radiator.

SECOND FLOOR

Bedroom 4

Velux windows to dual aspect, storage cupboard and radiator.

Cloakroom

Fitted with WC and hand wash basin.

EXTERNALLY

There is an enclosed rear garden mainly laid to decking with lawn and seating areas, rear access gate and door to garage.

Price

£265,000

Viewing

Strictly via appointment through the selling agents.

Tenure

Freehold

Council Tax

Band C

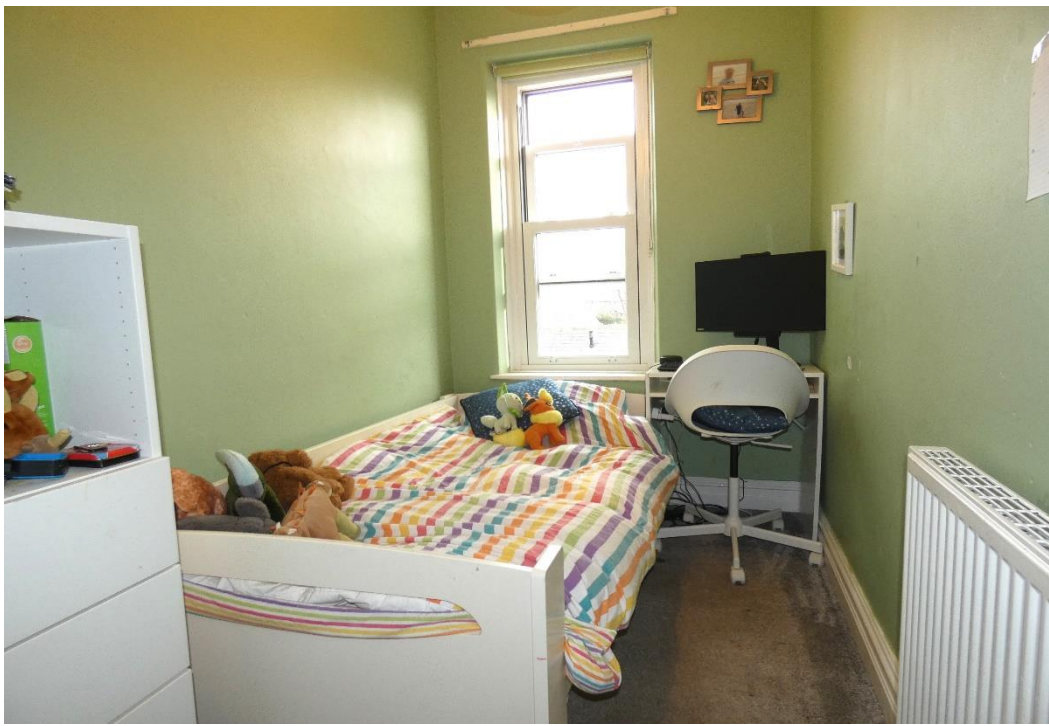
Services

Gas Central Heating, Mains Electricity, Water and Drainage.

Brochure

Photographs and Details taken February 2024.



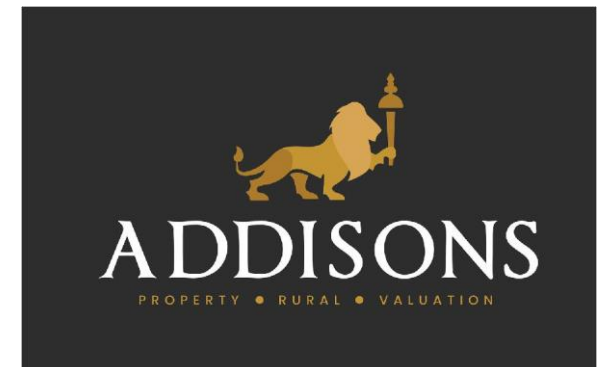


Floor Plan



47 Victoria Road,
Barnard castle

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		83
69-80	C		
55-68	D	66	
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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