



**ADDISONS**  
PROPERTY • RURAL • VALUATION

# Prospect Place

Barnard Castle



EPC Rating: N/A



Offer in the Region of

**£65,000**

Call for an Appointment

**01833 638094**

# ABOUT THE PROPERTY

A wonderful opportunity to purchase this attractive refurbished one bedroom fully residential park home for the over 45's. Situated in a pleasant and quiet cul de sac of 20 park homes and would ideally suit a number of purchasers.

The park home is located on the outskirts of the historic market town of Barnard Castle and a short drive into The Durham Dales, with good road links to the A66 with the Lake District approx. 1hours drive away, or Scotch Corner and A1M links approx. 20 mins drive.

Barnard Castle is a popular market town located within the picturesque Teesdale valley in an area of outstanding natural beauty with a good range of local amenities including shops, cafes, restaurants, golf course and the Bowes Museum.

## **Entrance Porch/Utility - 3.01m x 2.01m**

Upvc double glazed door leading into a good sized utility with plumbed in washing machine with workbench over providing space for an additional undercounter appliance. Space also available for upright fridge/freezer, radiator, window to the side elevation, cupboard housing a new eco friendly air flo heating system which replaces the need for gas bottles. Upvc door leading out to the rear private, raised decked area and door to hallway.

## **Hallway**

Radiator, coat rail and doors providing access to the park homes main accommodation.

## **Open Plan Living/Dining/Kitchen**

### **Kitchen Area - 2.26m x 2.98m**

Fitted with a range of modern wall and floor units with contrasting worktops and tiled splashbacks. Integrated electric oven and hob with chimney style extractor and floral glass splashback. Stainless steel sink unit with mixer tap and drainer. Window to side elevation and door leading to hallway.

### **Living Area - 3.21m x 2.98m**

A lovely light room with windows to dual aspect, radiator and double glazed entrance door.

### **Bathroom - 1.67m x 1.56m**

Panelled bath with shower over and screen. Cabinetted hand wash basin, mirrored wall cabinet, low level wc and obscured glazed window to the side elevation.

### **Bedroom - 3.79m x 2.95m**

Generous double bedroom with windows to dual aspect, radiator and walk-in wardrobe 0.84m x 2.18m .

## **EXTERNALLY**

The park home offers plenty of outdoor space with planted borders and seating areas. Steps lead up to a raised terrace which not only accesses the home but is an ideal spot for Al fresco dining . To the rear of the home there is a large decked area with a 16ft long timber shed which benefits from four electric sockets and strip lighting. This shed is a fantastic addition providing extra storage or space to pursue hobbies and crafts.

Allocated parking space outside the gate.

## **TENURE**

Leasehold.  
Ground Rent £130 per calendar month  
Waters Rates £16 per month  
Council Tax Band A

## **NOTE**

The park is suitable for over 45's. Two pets are allowed with dog walking areas close by.

***This fully refurbished park home has new flooring throughout and is ready to move straight into with very little overheads and no onward chain.***

## **VIEWING**

Strictly by appointment through the selling agents  
Addisons Chartered Surveyors Tel 01833 638094 opt 1.

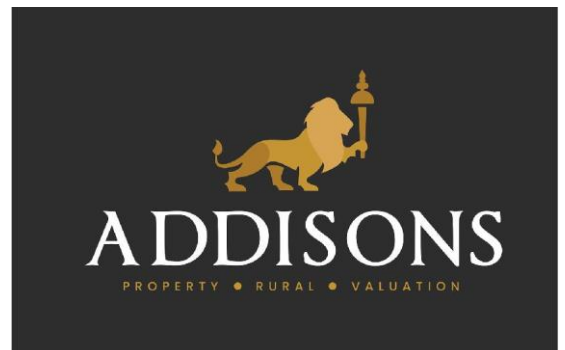
## **BROCHURE**

Details and photographs taken March 2025.









☎ 01833 638 094    ✉ info@addisons-surveyors.co.uk    🌐 www.addisons-surveyors.co.uk

📍 Addisons, 13 Galgate, BARNARD CASTLE, County Durham, DL12 8EQ

Addisons Chartered Surveyors gives notice that: These particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of any offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Addisons Chartered Surveyors has any authority to make any representation or warranty whatsoever in relation to the property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property.