




Raby Avenue
Barnard Castle


ADDISONS
PROPERTY • RURAL • VALUATION

ABOUT THE PROPERTY

An immaculately presented elegant first floor, three-bedroom duplex apartment with garage situated within a period property in one of the most desirable residential areas of Barnard Castle. The property has been thoughtfully renovated throughout by the current owner including replastering, rewiring, new windows, and radiators while still retaining many of its original features.

Barnard Castle is an historic market town providing a range of shopping, educational and recreational facilities including The Witham which provides the town with a café along with hosting a range of events. Often referred to as the gateway to Teesdale, there are many renowned beauty spots close at hand along with access to the Lake District, Swaledale and North Yorkshire Moors.

The property enjoys far reaching views towards the River Tees and Startforth and benefits from Gas Central Heating and briefly comprises Entrance Hall, Living Room, Kitchen, Three Double Bedrooms one with Ensuite and Family Bathroom and Single Garage.



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ACCOMMODATION

Entrance to the property is via a wrought iron gateway and up steps to the private front door.

GROUND FLOOR

With radiator and balustrade staircase rising to the accommodation.

Landing

Split landing with three steps leading forward on to landing which leads to Utility Area, Bedroom 3 and the Family Bathroom and further balustrade staircase leads to the First Floor Landing.

Utility Area

Fitted with plumbing for a washing machine.

Bedroom 3

A double bedroom with window overlooking the side elevation, coving to ceiling and radiator.

Family Bathroom

Fitted with new laminate flooring, panelled bath with electric shower above, WC, pedestal hand wash basin, radiator, coving to ceiling and obscured window to rear.

Landing

Newly installed Karndean flooring, window overlooking the side elevation, balustrade staircase to the second floor and doors to Living Room and Kitchen.

Kitchen

A bright and spacious room with two windows overlooking the side elevation and coving to ceiling. The Kitchen benefits from a range of wall and floor units, electric oven and hob with extractor fan above, stainless steel sink with mixer tap and drainer, plumbing for a washing machine and dishwasher, wall mounted gas boiler and radiator. The Kitchen provides ample space for a dining table and chairs.



Living Room

A characterful room with new Karndean flooring, deep skirting boards, cornicing to ceiling, ceiling rose and media wall to chimney breast with multifuel fuel stove with inset lighting. The Living Room enjoys windows to dual aspect with views towards to River Tees and Startforth.

SECOND FLOOR

Landing

With window overlooking the side elevation, radiator, and doors to Bedrooms.

Master Bedroom

A spacious bedroom with new carpets, large window overlooking the side of the property over rooftops towards Flatts Woods, deep skirting, radiator, and steps down to En-Suite benefitting from new flooring, WC, vanity sink unit, Velux window and eaves storage.

Bedroom 2

Another spacious bedroom with windows to dual aspect with views towards the Castle and River Tees, deep skirting, new carpet, and radiator.

EXTERNALLY

The property benefits from a single garage with open and over door.

PRICE

£225,000

VIEWING

Strictly via appointment through the selling agents.

TENURE

Leasehold – 999 Year lease from March 1990.

COUNCIL TAX

Band C

SERVICES

Gas Central Heating, Mains Electricity, Drainage and Water.

BROCHURE

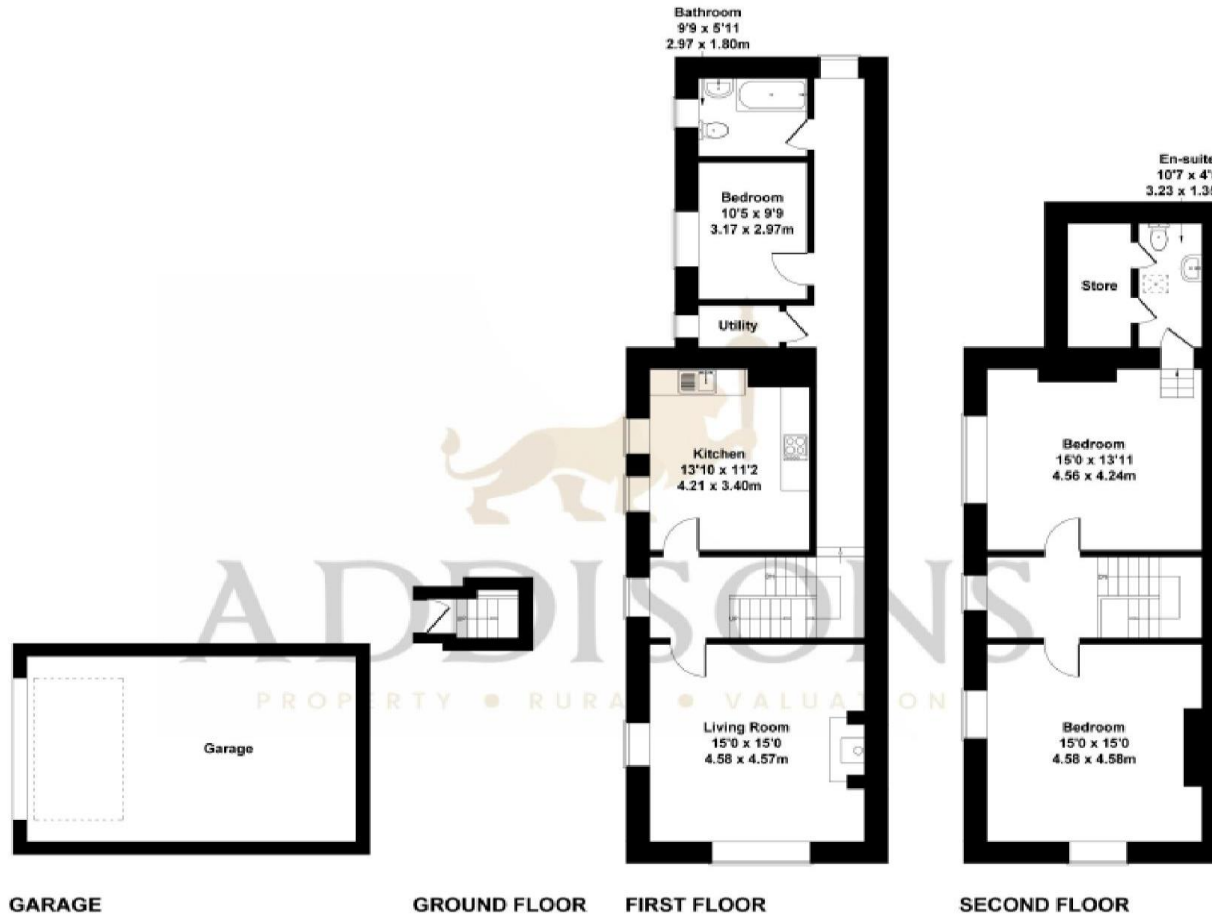
Photographs and Details taken April 2024.





Floor Plan

11A Raby Avenue, Barnard Castle

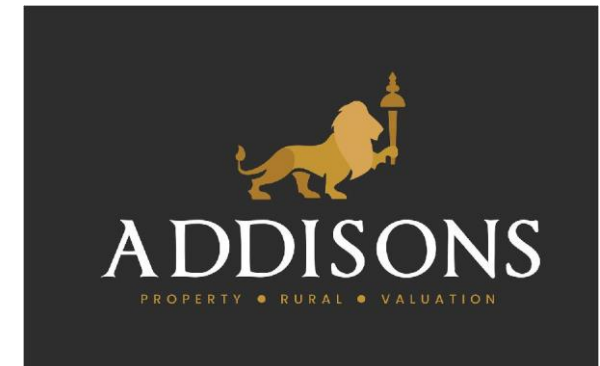


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		77
55-68	D	61	
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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