



Montalbo Road

Barnard Castle



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# ABOUT THE PROPERTY

A wonderful opportunity to purchase this desirable three bedroom semi detached family home located on a generous corner plot with driveway, garage and gardens.

The accommodation briefly comprises: Hallway, Living Room, Kitchen, Dining Room, Cloakroom, Three Bedrooms and Family Bathroom. Driveway, Garage, Gardens, Decking and Covered Patio. Benefitting from Gas Fired Central Heating and newly installed Double Glazing.

Barnard Castle is a principal market town for the picturesque Teesdale Valley. The town has a good range of local amenities including banks, shops, cafes, public houses, doctor and dental surgeries, golf course and the internationally renowned Bowes Museum. The town is well located for access to Darlington and Durham.



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# ACCOMMODATION

## Entrance Hall

Double glazed front door, laminate flooring, stairs to the first floor and doors leading off to the ground floor accommodation.

## Living Room

Windows to dual aspect, twin lights, radiator and laminate flooring.

## Cloakroom

Low level wc, wall mounted sink unit, obscured glazed window and tiled walls.

## Kitchen

Fitted with a range of shaker style wall and floor units, wood effect worktops incorporating stainless steel sink unit with mixer tap and drainer, tiled splashbacks. Integrated fan over, gas hob with chimney style extractor over, plumbing for washing machine, space for upright fridge/freezer. Breakfast bar for informal dining, laminate flooring, window to the side elevation, radiator and door through to the dining room.

## Dining Room

Laminate flooring, radiator, obscured glazed window, built-in cupboard housing the central heating boiler and providing additional storage. French doors leading out to the rear covered patio and garden beyond.

## FIRST FLOOR

### Landing

Radiator, loft hatch, feature porthole window and doors providing access to the first floor accommodation.

### Bedroom 1

Double bedroom located to the rear of the property with window, built-in cupboard with hanging rail and radiator.

### Bedroom 2

Double bedroom with window to the rear elevation, built-in cupboard with hanging rail and radiator.



### **Bedroom 3**

Window to the front elevation and radiator.

### **Bathroom**

Pannelled bath with central taps, shower over and screen, low level wc, laminate flooring, hand wash basin, heated towel rail and obscured glazed window to front.

### **EXTERNALLY**

To the front of the property there is a lawned and pebbled garden with central pathway leading to the front entrance. Driveway providing off street parking and leading to the garage. Detached garage having light and power, electric garage door to the front and pedestrian access door to the side elevation.

A fully enclosed side and rear garden being predominately laid to lawn with paved patio areas, decked seating area, garden shed, outdoor lighting and water tap.

### **COUNCIL TAX**

Band B

### **VIEWING**

Strictly by appointment through the selling agents Addisons Chartered Surveyors  
T: 01833 638094 opt1

### **TENURE**

Freehold

### **PRICE**

£225,000

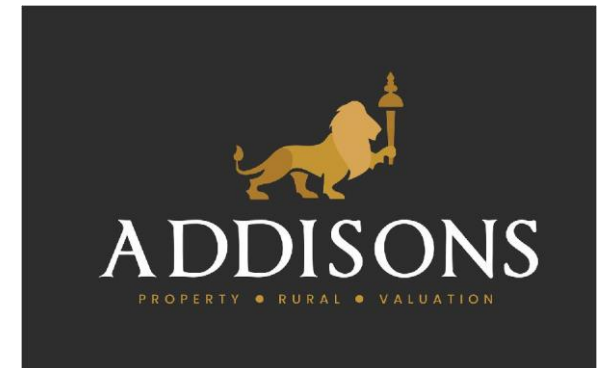
### **BROCHURE**

Details and photographs taken September 2024





# Floor Plan



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