



High Riggs

Barnard Castle



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PROPERTY • RURAL • VALUATION

ABOUT THE PROPERTY

We are pleased to be able to offer to the market this three bedroom terraced located on a popular residential development on the out skirts of Barnard Castle.

The accommodation briefly comprises: Entrance Vestibule, Kitchen, Living Room, Three Bedrooms and Family Bathroom. Externally there are front and rear Gardens and Single Garage. The property benefits from Gas Fired Central Heating and Double Glazing throughout.

The market town of Barnard Castle is situated at the heart of the picturesque Teesdale Valley but within easy reach of the A66 and onwards to the A1. This market town services a wonderful and vibrant community and boasts an



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ACCOMMODATION

GROUND FLOOR

Entrance Vestibule

Entrance through a double glazed door and door providing access to the kitchen

Kitchen

Fitted kitchen with plumbing for washing machine, space for under counter appliance and slot-in cooker. Tiled flooring and splashbacks, wall mounted gas central heating boiler, radiator, window to the front elevation and door leading through to the living room. Within the kitchen there is space for dining table and chairs.

Living Room

Good sized living room with staircase rising to the first floor, radiator, window overlooking the rear garden and rear door access.

FIRST FLOOR

Landing

Providing access to the first floor accommodation and loft hatch.

Bedroom 1

Double bedroom with window to the rear, radiator and built-in storage cupboard.

Bedroom 2

Double bedroom located to the front of the property with radiator.

Bedroom 3

Single bedroom located to the rear with radiator.

Bathroom

Panelled bath P-shaped bath with shower over and screen, pedestal hand wash basin low level wc, obscured glazed within and radiator.

EXTERNALLY

To the front of the property there is a lawned garden with pathway leading to the front door. Enclosed Rear Garden which is predominantly laid to lawn.

Garage

Located within a block at the front of the property.

PRICE

£175,000

TENURE

Freehold

COUNCIL TAX

Band B

SERVICES

Mains electricity, mains gas, mains water and sewerage

VIEWING

Strictly by appointment through the selling agents Addisons Chartered Surveyors
T: 01833 638094 opt 1

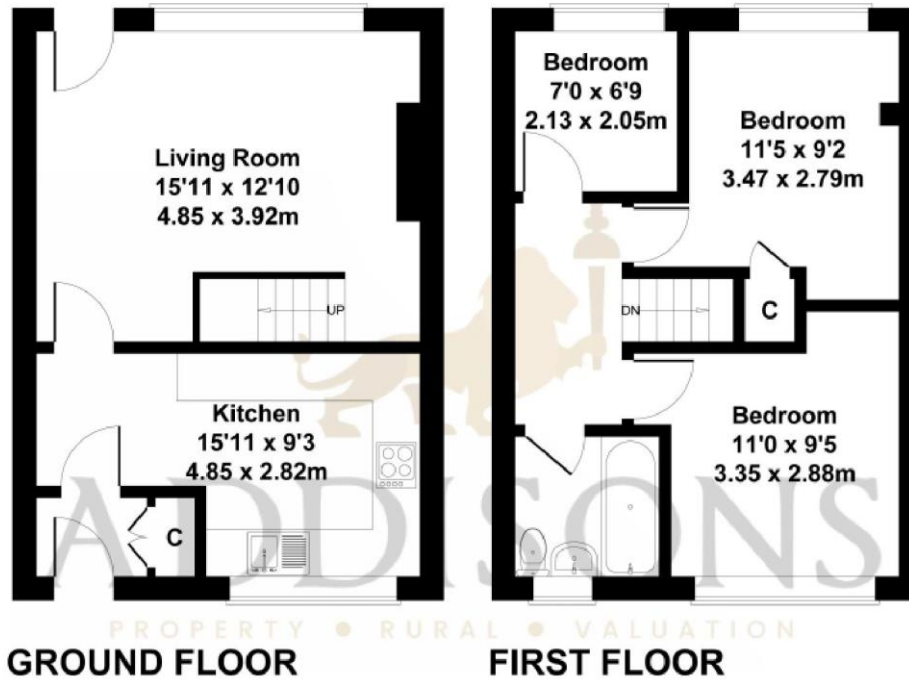
BROCHURE

Details and photographs taken October 2024.



Floor Plan

High Riggs, Barnard Castle

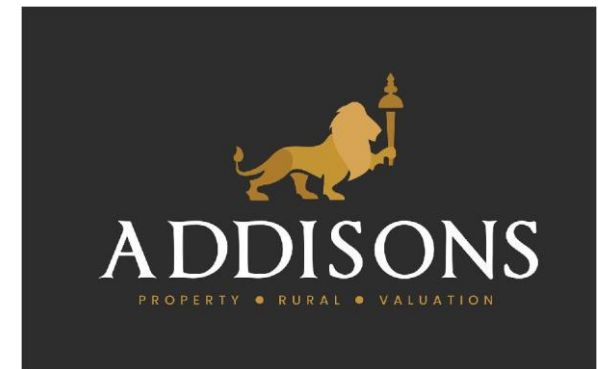


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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		90
69-80	C	74	
55-68	D		
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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