Marwood Drive Barnard Castle



ABOUT THE PROPERTY

A wonderful opportunity to purchase this spacious three-bedroom family home conveniently located in this popular residential area of Barnard Castle.

The property offers: - Entrance Porch, Hallway, Living Room, Kitchen, Utility, Separate WC, Three Bedrooms, Shower Room, Single Garage, Front and Rear Gardens. Double Glazing and Gas Fired Central Heating.

Early viewing is recommended to avoid disappointment.





13 Galgate Barnard Castle, County Durham, DL12 8EQ 01833 638094 info@addisons-surveyors.co.uk

ADDISONS-SURVEYORS.CO.UK



ACCOMMODATION

Entrance Porch

Entered via double glazed front door, windows to side elevation and tiled flooring. Wooden door providing entry to the hallway.

Hallway

Cabinetted radiator, laminate flooring, stairs rising to the first floor and doors providing access to the ground floor accommodation.

Living Room

Good sized living room with window to the front elevation and French doors leading out to the rear garden. Wooden fire surround with marble, back and hearth, radiator and twin lights.

Kitchen

Fitted with a range of white wall and floor units with contrasting worktops incorporating stainless steel sink unit with mixer tap and drainer. Integrated fridge, freezer and dishwasher, range cooker with stainless steel chimney style extractor above. Three windows to the side elevation, twin lights, tiled splashbacks, vinyl flooring, radiator and door accessing the rear utility/entrance. Within the kitchen there is space for a family sized table and chairs.

Rear Entrance/Utility

Rear entrance door, worktop incorporating hand wash basin with tiled splashback, wall unit, plumbing for washing machine, window to the side elevation, timber panelled walls and ceiling.

WC

Wall mounted hand wash basin, low level wc and radiator.

FIRST FLOOR

Landing

Feature porthole window, loft hatch and doors providing entry to the first floor accommodation.





Bedroom One

Double bedroom with sliding wardrobes, radiator and window to the rear elevation.

Bedroom Two

A good sized single with window to the front elevation and radiator.

Bedroom Three

Double bedroom with sliding wardrobes, loft hatch, radiator, window to the rear elevation and cupboard housing the central heating boiler.

Shower Room

Cabinetted hand wash basin and low level wc, shower cubicle with electric shower, heated towel radiator, obscured glazed window to the front, vinyl flooring and pvc panelled walls.

EXTERNALLY

To the front of the property there is a lawned and bordered garden with a block paved path leading to the front door, and access around the side of the house. Gated access to the rear garden which is predominately laid to lawn with to a lockable storage shed.

Garage

5.70m x 3.93m (18'8" x 12'10") With up and over door. Water, light and power connected.

COUNCIL TAX

Band C

TENURE

Freehold

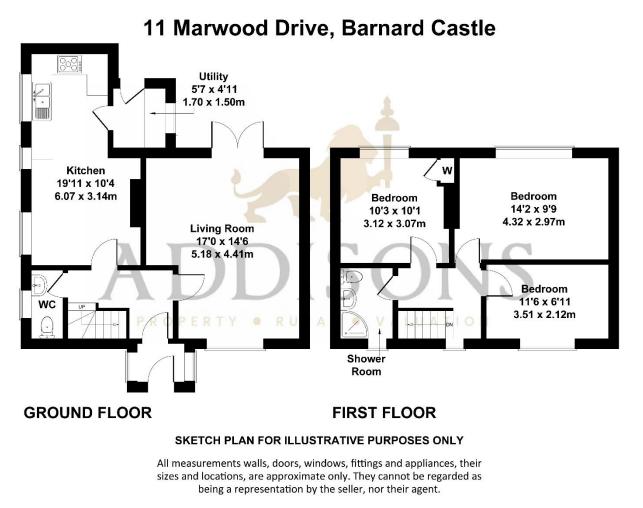
Price £185,000

BROCHURE Details and photographs taken January 2025.



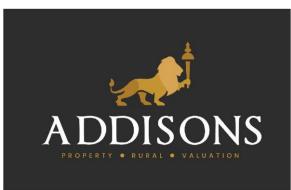


Floor Plan



Produced by Potterplans Ltd. 2025

Energy Efficiency Rating Current Potential Very energy efficient - lower running costs 92-100 Δ B 81-91 82 69-80 C 55-68 D 39-54 21-38 G 1-20 Not energy efficient - higher running costs EU Directive 2002/91/EC **England & Wales**



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 an 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 whatever 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.

T: 01833 638094

ADDISONS-SURVEYORS.CO.UK