



**Cleveland Road**  
Barnard Castle

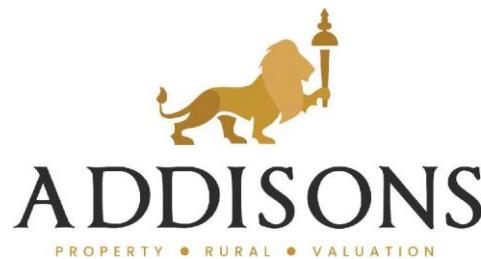
  
**ADDISONS**  
PROPERTY • RURAL • VALUATION

# ABOUT THE PROPERTY

We are pleased to offer to the market this desirable semi-detached three bedroom family home with garage and gardens, located in this popular residential area of Barnard Castle. The property is in needs of modernisation throughout but benefits from double glazing and gas fired central heating.

The accommodation briefly comprises: - Entrance Vestibule, Hallway, Living Room, Dining Room, Kitchen, Conservatory, Three Bedrooms and Family Bathroom. Externally there is Front and Rear Gardens, Single Garage and Driveway.

Barnard Castle is a principal market town for the picturesque Teesdale Valley. The town has a good range of local amenities including, 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 Vestibule

Part glazed solid wood front entrance door. Door leading to the hallway.

## Hallway

Built-in storage cupboards, obscured glazed window to the side elevation, radiator, stairs rising to the first floor accommodation. Doors accessing the living room, dining room and kitchen.

## Living Room

Bay window overlooking the front of the property, built-in stone fireplace and media unit, gas fire, radiator wall lights and coving to ceiling.

## Dining Room

Bay window overlooking the rear garden, built-in cupboard, wall lights, radiator and coving to ceiling.

## Kitchen

Fitted with a range of wall and floor units with wood effect worktops incorporating stainless steel sink unit with drainer. Integrated double oven and gas four ring hob, wall mounted gas fired central heating boiler, tiled splashbacks, radiator and wood panelled ceiling. Walk-in utility cupboard with plumbing for washing machine and obscured window to the side elevation. Sliding door provide entry to the conservatory.

## Conservatory

Fully double glazed panels with door providing entry to the rear garden, radiator and light over door.

## FIRST FLOOR

## Landing

Window to the side elevation, loft hatch and door providing access to the first floor accommodation.

## Bedroom One

Double bedroom with fitted wardrobes, radiator, coving to ceiling and window to the front elevation.

## Bedroom Two

Double bedroom with fitted wardrobe, radiator, coving to ceiling and window overlooking the rear garden.



**Bedroom Three**

Single bedroom with window to the front elevation, radiator and coving to ceiling.

**Bathroom**

Panelled bath, pedestal wash hand basin, low level wc, tiled splashbacks, built-in cupboard and separate shelved airing cupboard. Obscured glazed windows to dual aspect, radiator, electric heated towel rail and wood panelled ceiling.

**EXTERNALLY**

To the front of the property there is an easily maintained front garden with planted borders. Driveway providing off street parking and leading to the single garage. Garage with electric garage door, windows to dual aspect with both light and power installed.

To the rear of the property there is a paved patio with lawned garden. Steps lead to the upper garden with tiered rocker style garden. The upper garden has timber storage shed, greenhouse, planted flower bed and lawned garden.

**TENURE**

Freehold

**VIEWING**

Strictly by appointment through the selling agents Addisons Chartered Surveyors  
T01833 638094 opt 1

**PRICE**

£235,000

**COUNCIL TAX**

Band C

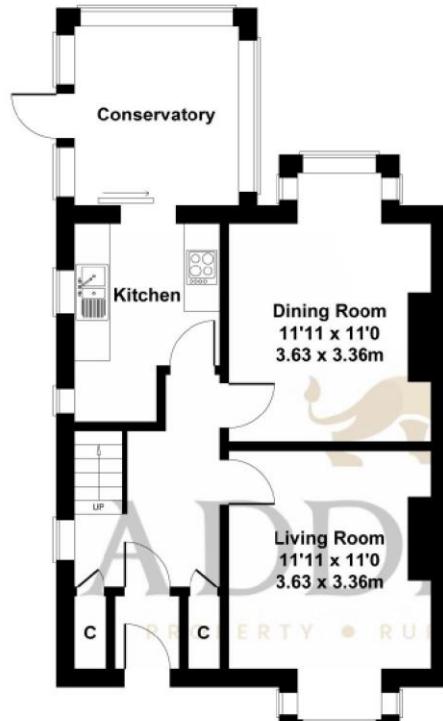
**BROCHURE**

Photographs and details taken January 2025.

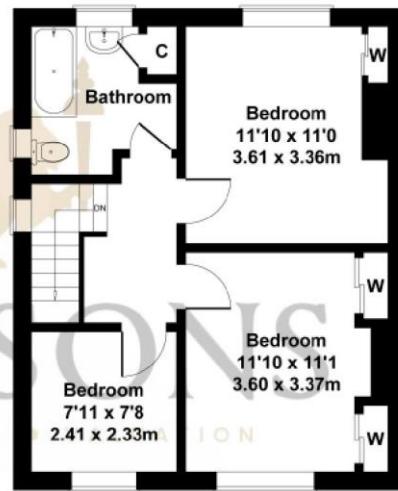


# Floor Plan

## 16 Cleveland Road, Barnard Castle



GROUND FLOOR

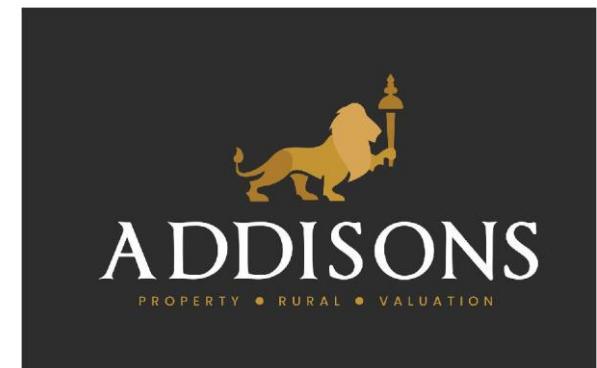
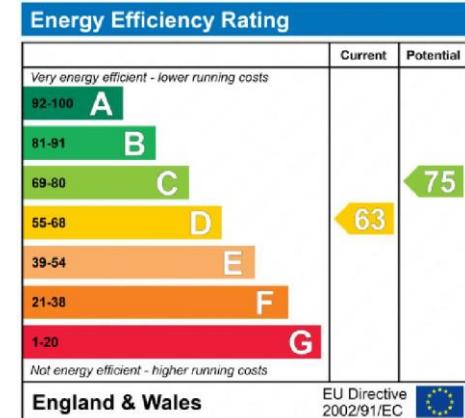


FIRST FLOOR

**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.

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