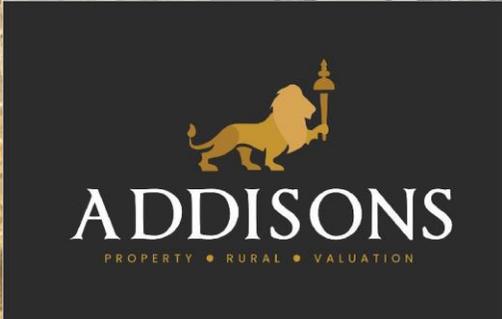




**Low Startforth Road**  
Startforth



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# ABOUT THE PROPERTY

A recently renovated, beautifully presented two-bedroom property situated in the sought after village of Startforth. The property is brought to the market with no onward chain and early viewing is advised to avoid disappointment.

The property benefits from gas fired central heating and double glazing throughout and briefly comprises Living Room and Kitchen to the Ground Floor and Two Bedrooms and Shower Room to the First Floor.

The village of Startforth is situated south of the River Tees from Barnard Castle but yet the town centre is only a ten minute walk away. Barnard Castle is an exceptionally popular market town situated in the picturesque Teesdale Valley and has a good range of local amenities and is well situated for access to the A66 and on to the A1.



**ADDISONS**

PROPERTY • RURAL • VALUATION

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# ACCOMMODATION

## GROUND FLOOR

### Living Room

A bright and spacious room with windows to dual aspect, stairs rising to the first floor, two radiators, and door leading into the Kitchen.

### Kitchen

A good range of wall and floor units with contrasting work surfaces, electric oven and hob with extractor hood above, sink with mixer tap and drainer, space for a built-in fridge/freezer and plumbing for a washing machine. Cupboard housing the boiler, windows to dual aspect and wall hung radiator.

## FIRST FLOOR

### Landing

With window and doors leading to the Bedrooms and Shower Room.

### Bedroom 1

Situated to the front elevation, two velux windows and window overlooking Low Startforth Road, radiator.

### Bedroom 2

Situated to the rear elevation with picture window with views towards the Castle and Barnard Castle town, radiator.

### Shower Room

Walk in shower with rainfall shower head, wc, hand wash basin, towel radiator, partially tiled walls, towel radiator and velux window.

## PRICE

£175,000

## VIEWING

Strictly via appointment through the selling agents.

## TENURE

Freehold

## COUNCIL TAX

Band B

## SERVICES

Gas central heating, mains electricity, water and drainage.

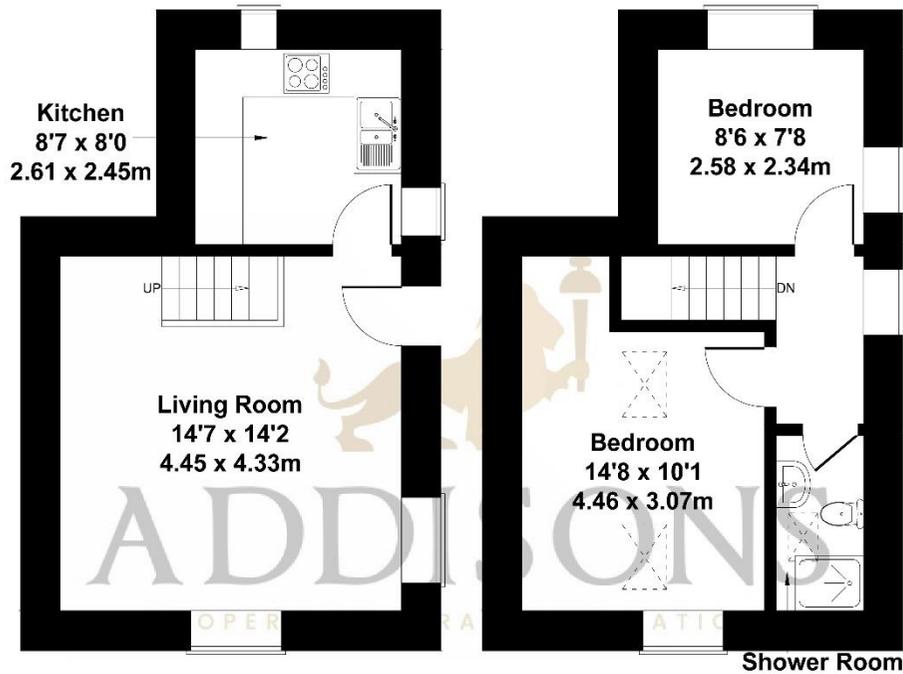
## BROCHURE

Photographs & Details taken February 2025.



# Floor Plan

## 9 Low Startforth Road, Barnard Castle



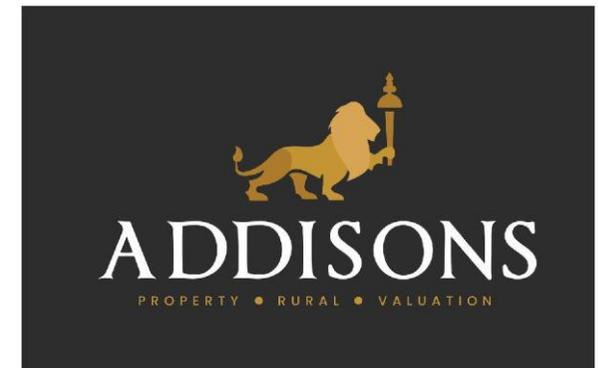
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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. 2025

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 <b>A</b>		
81-91 <b>B</b>		<b>84</b>
69-80 <b>C</b>		
55-68 <b>D</b>	<b>59</b>	
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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