



Montalbo Road

Barnard Castle



ADDISONS
PROPERTY • RURAL • VALUATION

ABOUT THE PROPERTY

A wonderful opportunity to purchase this highly desirable, stone faced four bedroom house with garage and gardens – No Onward Chain

The property offers spacious, immaculately presented accommodation over two storeys and briefly comprises: Hallway, Living Room, Dining Room, Kitchen and Shower Room to the Ground Floor. The first floor accommodation includes Landing, Four Bedrooms and Family Bathroom. Externally there is a Driveway, Single Garage, Forecourt Front Garden and Rear Garden. Gas Central Heating and Double Glazing Throughout.

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.



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

ADDISONS-SURVEYORS.CO.UK



ACCOMMODATION

Hallway

Triple glazed front entrance door, LVT flooring, coving to ceiling, window to the side elevation, good sized storage cupboard and two radiators. Doors providing access to the ground floor accommodation.

Shower Room

Walk-in shower fitted with rain shower, cabinetted handwash basin and low level wc. Karndean flooring, fully tiled, spotlights, heated towel rail, illuminated heated mirror and obscured glazed window.

Living Room

Feature limestone fireplace with inset real flame effect gas fire, window to the front elevation and sliding patio doors accessing the rear garden. Double doors accessing the dining room, coving to ceiling and radiator.

Dining Room

The dining room can be accessed from either the hallway or directly from lounge having coving to ceiling, radiator and window overlooking the rear garden.

Kitchen

Fitted with a range of wall and floor units with contrasting worktops, tiled splashbacks and down lights. Integrated appliances including fridge, freezer, microwave, double electric fan oven and five ring gas hob with chimney style extractor fan above. Dishwasher, plumbing for integrated washing machine, stainless steel sink unit, coving to ceiling, spot lights, two radiators, window to the rear elevation and rear access door. Incorporated within the kitchen there is a breakfast bar with granite worktop perfect for informal dining.

FIRST FLOOR

Balustrade landing with radiator window to the front elevation, loft hatch and airing cupboard with heater. The attic can be accessed via loft ladders.

Master Bedroom

Double bedroom having coving to ceiling, dado rail, fitted sliding wardrobes with internal fittings, radiator and window to the rear elevation.

Bedroom Two

Double bedroom with wardrobes, coving to ceiling, laminate flooring radiator and window to the rear elevation.



Bedroom Three

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

Bedroom Four

Currently as an office with laminate flooring, coving to ceiling and window to the front elevation.

Bathroom

Oval panelled bath, corner shower, cabinetted low level wc, vanity unit with wash hand basin and bathroom cabinet above. Heated towel rail, spot lights, Travertine wall and floor tiles, obscured glazed window and spot lights.

EXTERNALLY

To the front of the property there is a block paved driveway providing off street parking and leading to the single garage.

Garage with electric roller shutter garage door, pedestrian upvc door to the rear. The garage has power and electric installed, venting for tumble dryer and loft storage.

Indian stone paved pathway leading to the front entrance door and around to the rear garden.

The rear of the property is predominantly laid to lawn with planted borders and two patio seating areas.

COUNCIL TAX

Band E

TENURE

Freehold

PRICE

£450,000

VIEWING

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

SERVICES

Mains Gas / Water / Electricity and Drainage.

BROCHURE

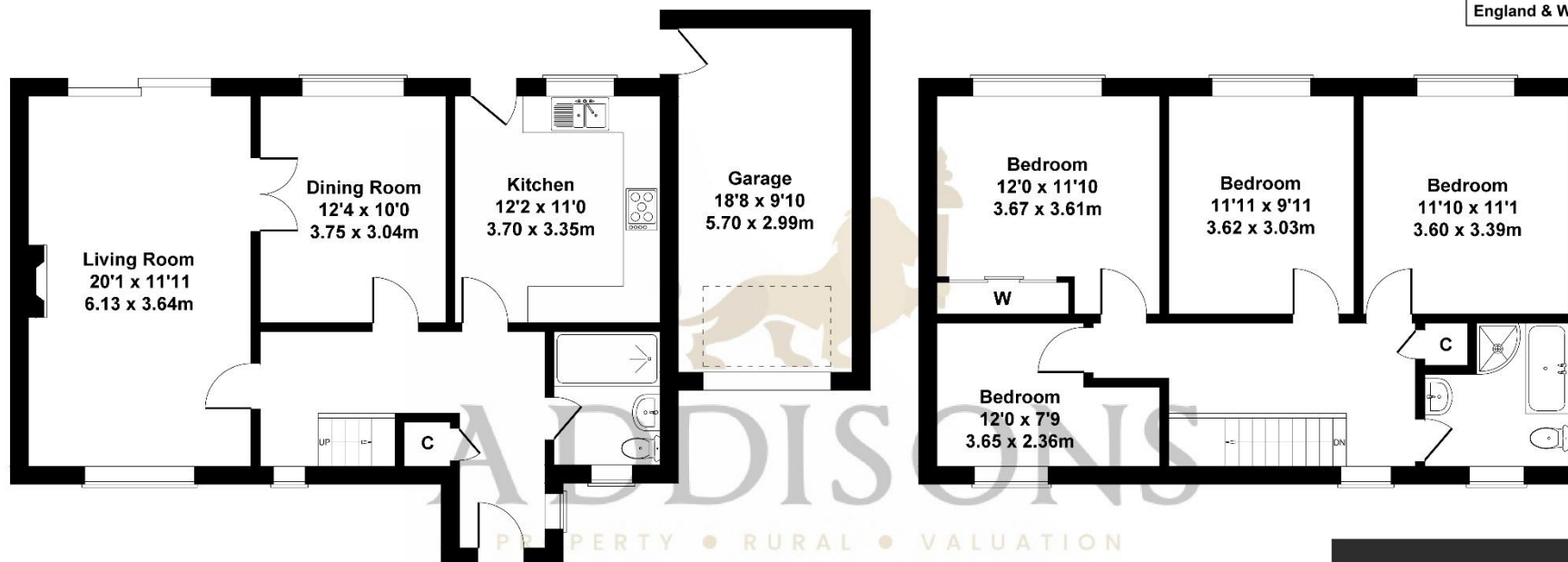
Photographs and details taken March 2025.



Floor Plan

51 Montalbo Road, Barnard Castle

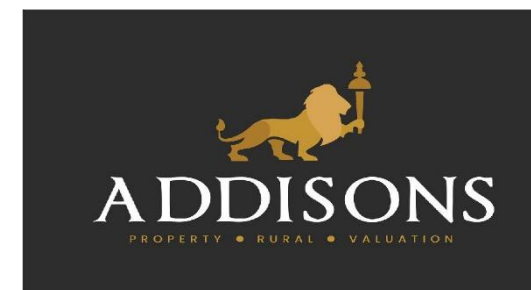
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
	71	81
England & Wales		
EU Directive 2002/91/EC		



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



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