



Dene Road
Barnard Castle



ADDISONS
PROPERTY • RURAL • VALUATION

ABOUT THE PROPERTY

A beautifully presented, spacious three bedroom family home located in a highly desirable residential area of Barnard Castle.

The accommodation briefly comprises: - Hallway, Living Room, Dining Room, Kitchen and Cloakroom to the ground floor. Three Bedrooms and Shower room to the first floor. Second floor Attic Room. Externally Front and Rear Gardens, Driveway and Garage. Gas Fired Central Heating and Double Glazing.

Dene Road is located in Barnard Castle a vibrant market town situated in the Teesdale Valley, with a good range of local amenities including schools, shops, public houses, restaurants, cafes and banks. The town is well located for access to the A66 and the A1.



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ACCOMMODATION

Entrance Hall

Composite front entrance door, radiator and understairs storage cupboard. Stairs rising to the first floor, doors accessing the living room and kitchen.

Living Room

Bow window to the front elevation, radiator, built-in cupboard to the alcove, central ceiling light and modern electric fire.

Kitchen

Fitted kitchen with a range of white wall and floor units with wood effect worktops and upstands. Stainless steel sink unit with mixer tap and drainer, integrated electric oven and hob with stainless steel splashback and extractor fan unit above. Plumbing for washing machine, wall mounted gas central heating boiler located within kitchen cupboard. Laminate flooring, radiator and windows to the rear and side elevation. Door through to dining room and external side door.

Cloakroom

Wall mounted hand wash basin, low level wc, cloaks rails and obscured glazed window to the side elevation.

Dining Room

Bow window to the rear elevation, radiator, inglenook fireplace with multi fuel burning stove and wood mantelpiece.

FIRST FLOOR

Landing

Window to the side elevation, doors to the first floor accommodation and stairs rising to the attic room.

Bedroom One

Double bedroom with bow window to the front, fitted sliding wardrobes, TV point and radiator.

Bedroom Two

Double bedroom with window to the rear elevation, understairs storage cupboard with hanging rail, built-in shelves to alcove and radiator.

Bedroom Three

Single bedroom with window to the front elevation, feature panelled wall and radiator.



Shower Room

White suite comprising: - pedestal hand wash basin, low level wc, shower cubicle with mains shower, laminate flooring and splashbacks. Obscured glazed window to the side elevation, extractor fan and radiator.

SECOND FLOOR

Accessed via a fixed staircase with handrail. Under eaves storage, radiator and two Velux windows.

EXTERNALLY

To the front of the property there is a forecourt garden. Shared access driveway providing off street parking. Single Garage.

To the rear of the property there is a lawned garden .

PROPERTY INFORMATION

Title Number(s)- DU189143

Tenure- Freehold

Local Authority- Durham

Council Tax- Band D

Council Tax Annual Price- £2,551

Conservation Area -No

Flood Risk- Very low

Broadband- Basic-16 Mbps, Superfast- 80 Mbps

Satellite / Fibre TV Availability- BT, Sky

Services: Mains Water, Mains Electricity, Mains Gas and Mains Sewerage.

Heating: Gas Central Heating

Covenants and Easements

The property is subject to restrictive covenants and easements which will need to be verified by the seller's solicitor.

Survey

We have not undertaken a survey of the property and therefore are unable to comment on its structural condition.

PRICE

£285,000

VIEWING

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

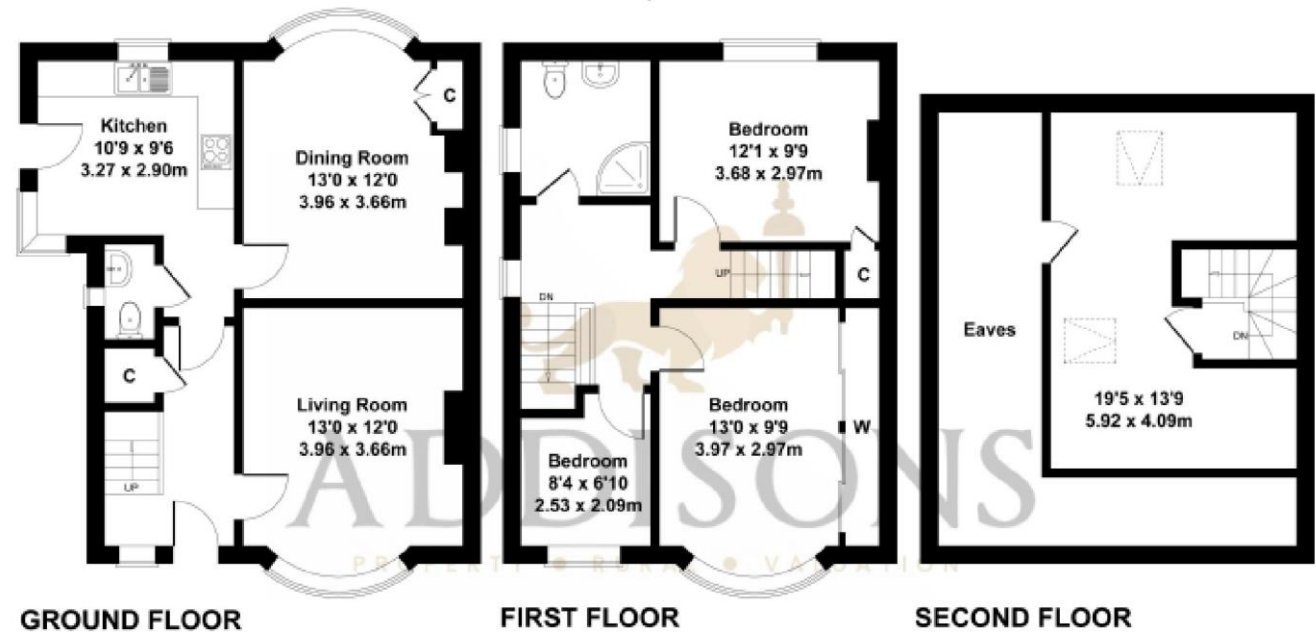
BROCHURE

Photographs and details taken March 2025



Floor Plan

10 Dene 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A	59	81
81-91 B		
69-80 C		
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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