

# **ABOUT THE PROPERTY**

A well presented, three-bedroom, family home with gardens and garaging situated in the popular village of Startforth on the outskirts of Barnard Castle.

The property benefits from gas central heating, multi fuel burning stove and double glazing throughout and briefly comprises- Hallway, Living Room, Conservatory, Dining Kitchen and Utility to the Ground Floor. Three Bedrooms and Family Bathroom complete the First Floor. Externally the property benefits from a landscaped rear garden and garage.

Startforth is a pleasant village on the fringe of the ever popular town of Barnard Castle and comprises an interesting variety of houses and cottages, situated but a mile from the town centre via local transport or a pleasant walk back over the Tees.



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## **ACCOMMODATION**

#### **GROUND FLOOR**

#### **Hallway**

A welcoming hallway with engineered oak flooring, stairs rising to the first floor, understairs recess area and doors leading into the Living Room and Kitchen.

## **Living Room**

Neutrally decorated with inglenook multifuel stove and oak mantle, window overlooking the front elevation, coving to ceiling and radiator.

## **Dining Kitchen**

Fitted with an excellent range of shaker style wall and floor units with contrasting wood work surfaces, Belfast sink with mixer tap, Rangemaster cooker with extractor fan above, integrated dishwasher, space for freestanding fridge freezer, tiled splashbacks, engineered oak flooring with flows into the Conservatory and radiator. The kitchen provides ample space to accommodate and dining table and chairs.

### Conservatory

Windows overlooking the beautiful garden and French doors leading out onto the terraced patio.

## Utility

Housing central heating boiler, plumbing for a washing machine and doors providing access to the front and rear of the property.

#### **FIRST FLOOR**

## Landing

Doors providing access to the first floor accommodation and storage cupboard.

## **Bedroom 1**

Situated to the rear elevation with window enjoying views over the garden, coving to ceiling and radiator.

## **Bedroom 2**

Situated to the front elevation with fitted sliding door wardrobes, window, radiator and loft hatch.

#### **Bedroom 3**

Situated to the front elevation with window and radiator.

#### **Bathroom**

White suite comprising P shaped bath with rainfall shower over, wc, pedestal hand wash basin, fully tiled walls, towel radiator and two obscured windows.

#### **EXTERNALLY**

The front garden is block paved with two steps leading to the front door.

The rear garden is a true feature of the property!

Beautifully landscaped with spacious terrace patio and steps leading down the garden via gravelled seating areas to a stream with bridge over. The garden continues up the opposite bank with established mature trees and shrubs.

### Garage

A single garage located along Boldron Lane with up and over door.

#### PROPERTY INFORMATION

Title Number(s)- DU354607

Tenure- Freehold

Local Authority- Durham

Council Tax Band C

Council Tax Annual Price-£2,268

Conservation Area - No

Flood Risk- Very low

Broadband- Basic 4 Mbps, Superfast 56 Mbps, Ultrafast 1000 Mbps

Satellite / Fibre TV Availability- BT, Sky

Heating: Gas Central Heating

Services: Mains Gas, Electricity, Water and Drainage. (Solar panels have been installed, which are owned but are not currently connected).

### **Covenants and Easements**

The property is subject to an easement 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**

£249,995

#### **VIFWING**

Strictly via appointment through the selling agents.

#### BROCHURE

Photographs and details taken June 2025. Garden photograph 2024.



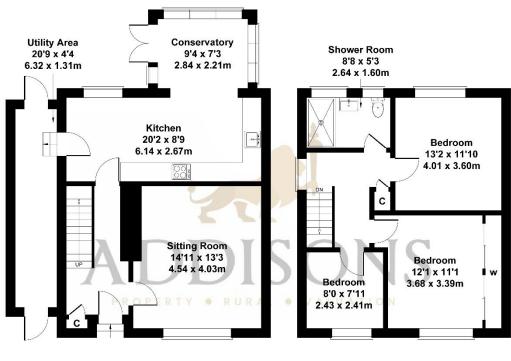






## Floor Plan

## 9 Boldron Lane, Startforth



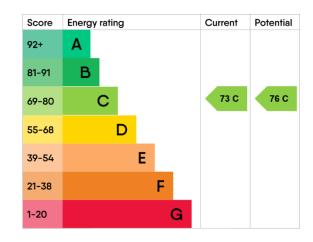
**GROUND FLOOR** 

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.

Produced by Potterplans Ltd. 2025





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