



Victoria Road
Barnard Castle

ABOUT THE PROPERTY

A well-presented, three-bedroom, mid terrace town house with garden, situated in a popular location within the historic market town of Barnard Castle.

The property benefits from gas central heating and double glazing throughout and briefly comprises- Entrance Hall, Open Plan Living/Dining Room, Kitchen and Utility to the Ground Floor. To the First Floor there are Three Bedrooms and Family Bathroom. Externally the property benefits from a front forecourt garden and enclosed garden to the rear.

Situated in the historic market town of Barnard Castle, this property provides easy access to the amenities within the town and its surrounding area. Darlington and Bishop Auckland are both within close proximity, while the cities of Newcastle, Durham, York and Leeds also easily accessible. There are main line train stations at Darlington and Durham, with International Airports to be found at Newcastle and Leeds/Bradford. The property lies within easy reach of the A66 and A1(M) bringing many areas within commuting distance.



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ACCOMMODATION

Entrance Vestibule

With attractive part glazed door leading into the Hallway.

Hallway

With period tiled flooring, feature central archway with decorative corbels, door leading to the ground floor accommodation and staircase with wooden handrail and banister rising to the first floor.

Living Room

Situated to the front of the property with bay sash window, wood burning stove with tiled hearth, solid oak wood flooring, coving to ceiling, shelving to alcoves and radiator. Opening into:

Dining Room

With open fire with traditional cast iron surround, solid oak wood flooring, ceiling rose, wall hung radiator, and sash window overlooking the garden.

Kitchen

An excellent range of wall and floor units comprising cupboards and drawers, solid oak work surfaces, gas hob with extractor hood above, built in electric oven, sink, plumbing for a dishwasher, tiled splashbacks, tiled flooring, sash window overlooking the garden, door to the rear, opening to Utility.

Utility

Situated off the Kitchen, with plumbing for washing machine & dryer, space for a freestanding fridge freezer, and wall mounted gas central boiler.

FIRST FLOOR

Half Landing

Door leading to the Bathroom.

Bathroom

Freestanding bath, walk in shower with rainfall shower overhead, pedestal hand wash basin, tiled splashbacks, feature fireplace, radiator, and part clear glass part obscured glass sash window to the rear.

Landing

Doors providing access to the First Floor accommodation, loft hatch leading to fully boarded loft space, and storage cupboard.

Bedroom 1

Situated to the rear of the property with sash window overlooking the garden, traditional cast iron feature fireplace, and radiator.



Bedroom 2

A further double bedroom with sash window overlooking the front of the property, picture rail and radiator.

Bedroom 3

A single bedroom with sash window overlooking the front elevation, and radiator.

EXTERNALLY

The property is set back behind a forecourt garden accessed via stone steps. The rear of the property benefits from a low maintenance, Indian stone paved courtyard style garden with stone wall boundaries, outhouse, outside tap, and personal gate leading to the rear access lane. The courtyard also benefits from a stone-built summerhouse with French doors, light and power.

PRICE

£285,000

VIEWING

Strictly via appointment through the selling agents.

PROPERTY INFORMATION

Title Number(s): DU206235

Tenure: Freehold

Local Authority: Durham

Council Tax: Band C

Annual Price: £2,268

Conservation Area: Barnard Castle

Flood Risk: Very low

Broadband: Basic 18 Mbps, Superfast 80 Mbps, Ultrafast 8500 Mbps

Satellite / Fibre TV Availability: BT and Sky

Services: Gas central heating, mains electricity, water and drainage.

Covenants and Easements

The property is subject to restrictive covenants and/or easements but this should 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.

BROCHURE

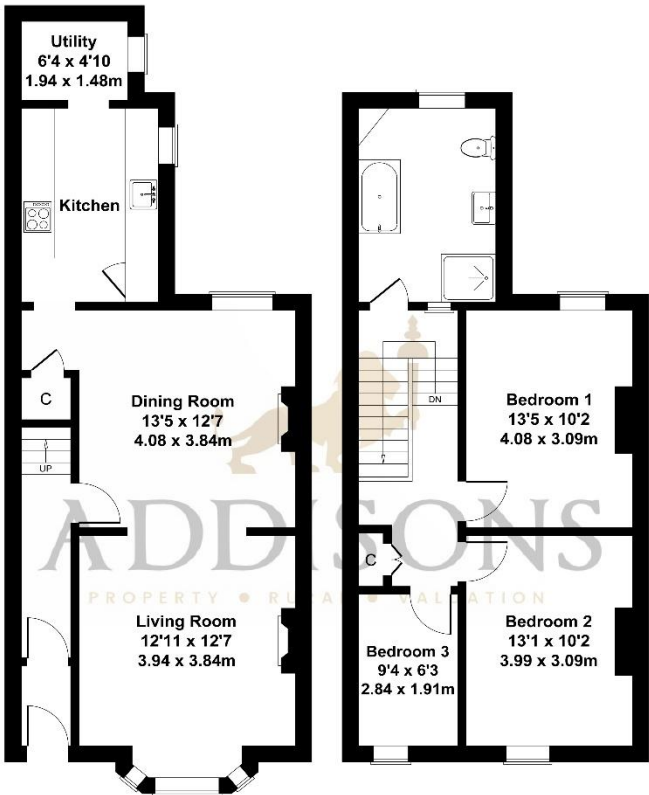
Photographs and details taken July 2025.





Floor Plan

11 Victoria 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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