



Baliol Street

Barnard Castle



ADDISONS
PROPERTY • RURAL • VALUATION

ABOUT THE PROPERTY

A stone built, one bedroom end of terrace property with attic room situated in a convenient location within Barnard Castle town centre.

Situated in the historic market town of Barnard Castle, this property provides easy access to the amenities within the town and its surrounding area. There are a number of nurseries, primary and secondary schools in Barnard Castle including Barnard Castle School and Teesdale School. Darlington and Bishop Auckland are both within close proximity, while the cities of Newcastle, Durham, York and Leeds also easily accessible.

The property benefits from gas central heating and double glazing throughout and briefly comprises Entrance Vestibule, Living Room and Kitchen to the Ground Floor, Bedroom and Bathroom the First Floor and staircase leading to the Attic Room.



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ACCOMMODATION

GROUND FLOOR

Entrance Vestibule

With radiator, stairs rising to first floor and door leading to the Living Room.

Living Room

A bright and spacious living room with window overlooking the front elevation with external stone mullions, modern walled mounted fire, access to understairs storage cupboard, radiator, wall lighting, coving to ceiling and door leading to kitchen. The living room also provides ample space to accommodate a dining table and chairs.

Kitchen

Fitted with a variety of wall and base units with contrasting work surfaces and tiled splashbacks, electric oven and hob with extractor hood above, plumbing for a washing machine, space for a undercounter fridge/freezer, cupboard housing the gas central heating boiler, window overlooking the rear courtyard, radiator and door leading to the courtyard.

FIRST FLOOR

Landing

With doors leading to Bedroom and Bathroom.

Bedroom

Window with external stone mullions overlooking the front elevation, radiator, and door leading to the staircase rising to the attic room.

Bathroom

A white suite comprising P shaped bath with shower over, WC, hand wash basin unit, heated towel rail, obscured window to rear, and access to airing cupboard.

Attic Room

A useful addition to the property with exposed wooden beams, Velux window, radiator, and eaves storage.

EXTERNALLY

A fully enclosed low maintenance Indian stone paved courtyard with side gate and stone walled boundaries.

PROPERTY INFORMATION

Title Number(s): DU179339

Tenure: Freehold

Local Authority: Durham

Council Tax: Band A

Annual Price: £1,701

Conservation Area: Barnard Castle

Flood Risk: Very low

Broadband: Basic 17 Mbps, Superfast 80 Mbps

Satellite / Fibre TV Availability: BT, Sky

Services: Mains electricity, Mains Gas, Mains Water and Mains Drainage.

Heating: Gas Fired Central Heating

Survey

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

Covenants and Easements

The property is subject to an easement which will need to be verified by the seller's solicitor.

PRICE

£150,000

VIEWING

Strictly via appointment through the selling agents Addisons.

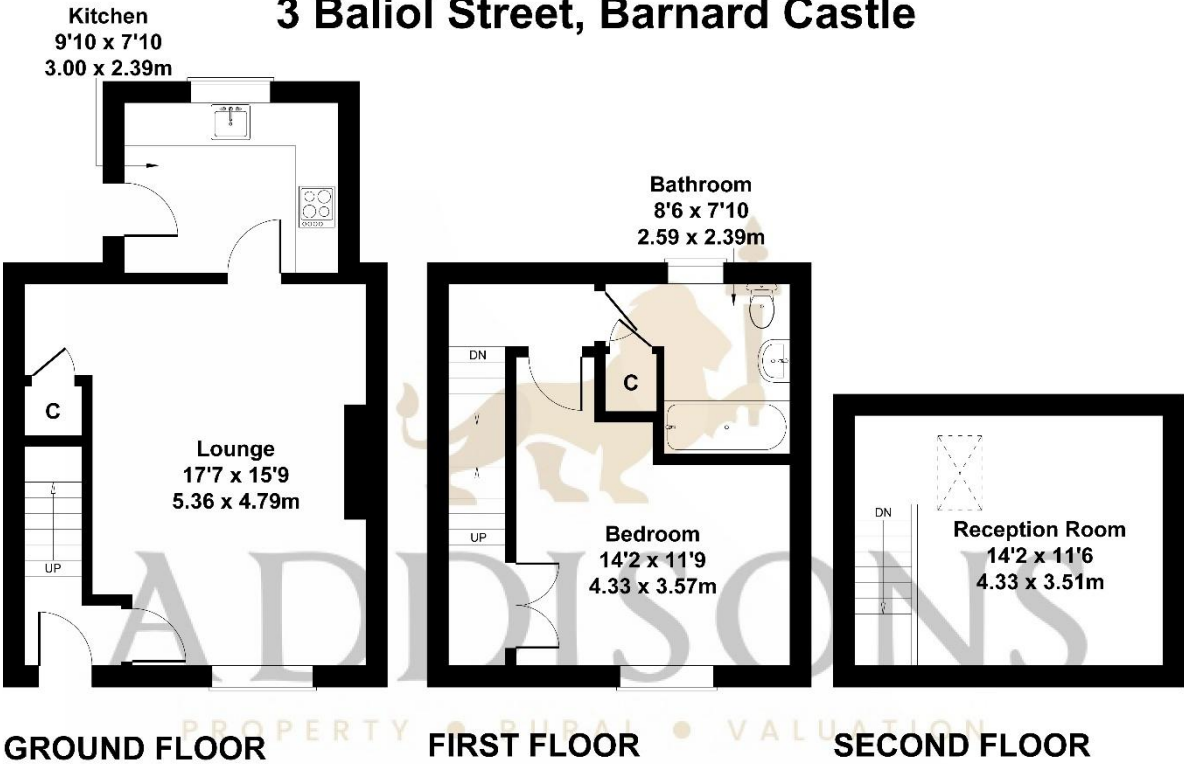
BROCHURE

Photographs and details taken August 2025.



Floor Plan

3 Baliol Street, 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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