



High Riggs

Barnard Castle



ADDISONS

PROPERTY • RURAL • VALUATION

ABOUT THE PROPERTY

A two bedroom semi-detached bungalow with gardens situated in the popular residential cul-de-sac of High Riggs.

This property is brought to the market with no onward chain and briefly comprises Entrance Hall, Living, Kitchen, Two double bedrooms, dining room, conservatory and bathroom. Externally there are front and rear gardens and driveway with parking.

The market town of Barnard Castle is situated at the heart of the picturesque Teesdale Valley but within easy reach of the A66 and onwards to the A1. This market town services a wonderful and vibrant community and boasts an expansive range of local amenities but lying only thirty minutes from the main line station in Darlington.



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ACCOMMODATION

Entrance Hall

With cupboard housing electric heater and door leading to the accommodation.

Living Room

A bright and spacious living room with large bow window to the front elevation, feature fireplace with electric fire inset, coving to ceiling, electric heater and door to the inner hallway.

Inner Hallway

Storage cupboard and doors leading to the accommodation.

Kitchen

Fitted with a good range of wall and floor units with contrasting work surfaces, electric oven and hob with extractor hood above, integral fridge, sink with mixer tap and drainer, window overlooking the side elevation, electric heater and door to the side elevation.

Dining Room

With sliding doors leading into the conservatory, and electric heater.

Conservatory

With windows overlooking the garden, electric heater and door providing access to the garden.

Bedroom One

With window overlooking the rear garden, coving to ceiling and electric heater.

Bedroom Two

With sliding doors leading onto the front elevation, and electric heater.

Bathroom

White suite comprising panelled bath with electric shower overhead, wc, pedestal hand wash basin and obscured window.

EXTERNALLY

The property is set back behind a landscaped forecourt garden with mature shrub borders.

The fully enclosed rear garden is mainly gravelled with patio seating areas, flowerbed and shrub borders. The garden also benefits from an outhouse with light and power.

The driveway extends along the side of the property providing off road parking.

PRICE

£199,995

VIEWING

Strictly via appointment through the selling agents .

PROPERTY INFORMATION

Title Number(s): DU204256

Tenure: Freehold

Local Authority: Durham

Council Tax: Band C

Annual Price: £2,268

Conservation Area: No

Flood Risk: Very low

Mobile coverage: EE and O2

Broadband: Basic 17 Mbps, Superfast 61 Mbps, Ultrafast 8500 Mbps

Satellite / Fibre TV Availability: BT and Sky

Services: Electric Heating. Mains Electricity, water and drainage.

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

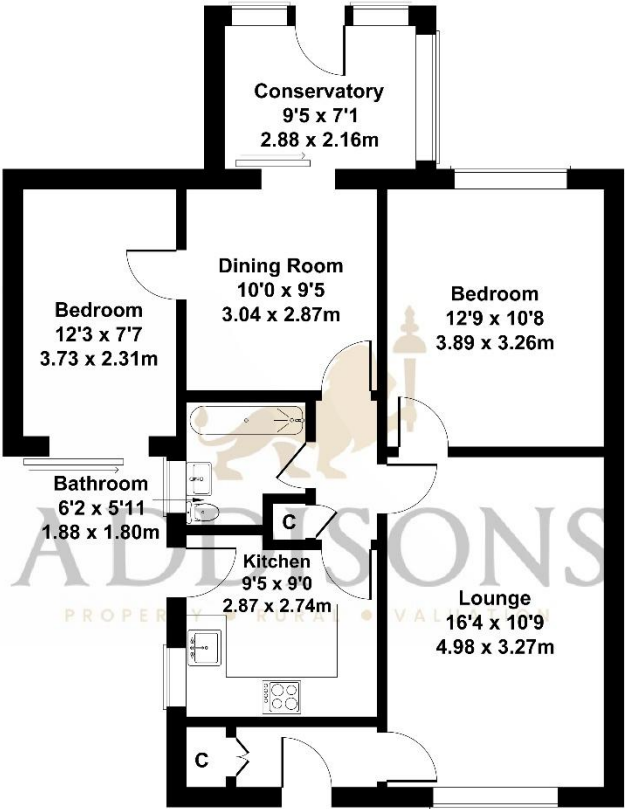
BROCHURE

Photographs and details taken September 2025.



Floor Plan

35 High Riggs, 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		73 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		



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