



Kirk View, Barnard Castle, DL12 8HE

£172,995

PRICED TO SELL NOW!!!! Mid terraced house with 2 reception rooms, 2 double bedrooms, further loft/occasional room* plus modern kitchen & Bathroom. Private yard & garden plus store/utility. **MUST BE VIEWED!!!**



38 Kirk View, Barnard Castle, DL12 8HE

We are delighted to offer for sale this impressive terraced house located in a tucked away location with access to amenities and transport links plus within access of OFSTED 'Outstanding' Primary and Secondary schools.

The property benefits from gas central heating and PVCu double glazing. There is a modern kitchen with appliances plus a modern bathroom. Items of note include multi fuel stove to lounge, shelving and storage to dining room and bedroom 2 plus built in wardrobes to the loft/occasional room*. There are ample sockets and media points to the property. The home is ready to move in with flooring included as fitted.

To the ground floor is an entrance hall, lounge, dining room and kitchen. There are 2 double bedrooms plus a family bathroom off the first floor landing. The top floor hosts the attic/occasional room*.

The property has a private yard with access to the utility/store. There is a further garden area with lawn and shed.

Tenure - Freehold
Council Tax - Band B

The property comprises.

GROUND FLOOR

Entrance Hall

With fitted carpets.

Lounge 12'5"(max) x 11'7"(max) (3.81m(max) x 3.55m(max))

Having a multi fuel stove plus laminate flooring and blind.

Dining Room 14'10"(max) x 10'0"(max) (4.53m(max) x 3.05m(max))

With walk in store plus further shelving and units. Laminate flooring.

Kitchen 11'11"(max) x 5'11"(max) (3.64m(max) x 1.82m(max))

Having a comprehensive range of wall and base units with complimenting laminate worktops and tiling. With double oven, hob, hood and dishwasher.

FIRST FLOOR

Landing

With fitted carpets.

Bedroom 1 11'11" x 10'0"(max) (3.64m x 3.05m(max))

With fitted carpets.

Bedroom 2 12'6"(max) x 8'11"(max) (3.82m(max) x 2.73m(max))

With shelving and hanging plus walk in store. Carpets and blinds.

Bathroom 11'10"(max) x 6'9"(max) (3.63m(max) x 2.07m(max))

Having modern white sanitary ware with shower and screen to bath. With wall boards, ladder radiator, recessed spot lights and shelving. Access to airing cupboard.

SECOND FLOOR

Attic/Occasional Room* 14'2"(max) x 10'5"(max) (4.32m(max) x 3.18m(max))

With fitted carpets, built in storage plus eaves storage.

EXTERNAL

The property has a private yard with access to the utility/store. There is a further garden area with lawn and shed.

* We have not been able to ascertain if the attic conversion has building regulations consent. The property has been priced on this basis.





