



5  
CLARE HOUSE WAY

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# 6 CLAIRE HOUSE WAY

Barnard Castle, County Durham DL12 8FA



**GSC GRAYS**

PROPERTY • ESTATES • LAND



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# 6 CLAIRE HOUSE WAY

Barnard Castle, County Durham DL12 8FA

6 Claire House Way is an immaculately presented modern stone built two bedroom semi-detached property situated in the highly sought after development in Barnard Castle. Offered with no onward chain and available immediately.

Bishop Auckland 15 miles, Darlington 16 miles, Durham 25 miles, Newcastle upon Tyne 42 miles, A1(M) 15 miles. Please note all distances are approximate. 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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### 6 Claire House Way

The property briefly comprises an entrance hall, cloakroom/wc, open plan living/dining/kitchen, first floor landing and two bedrooms with en-suite bathrooms. To the exterior is an enclosed rear garden and parking for two vehicles.

#### Ground Floor

With entrance door to front elevation leading through to a cloakroom/wc and the remainder of the ground floor accommodation. The ground floor comprises a large open living room/dining room/kitchen with staircase to first floor, dual aspect windows, understairs storage cupboard and patio doors to rear garden. The kitchen comprises a matching range of wall and base units with integrated electric hob, oven, extractor hood and fridge/freezer.

#### First Floor

With built-in storage cupboard and doors to both bedrooms. The bedroom to the front of the property comprises fitted wardrobes and dressing table with door leading to en-suite shower room. The second bedroom to the rear of the property comprises fitted wardrobes and an en-suite bathroom.

#### Agent's Note

Please note that the attic is half boarded out for storage opportunities. This will be made available to see during viewings.

#### Externally

##### Garden

To the rear of the property is an enclosed courtyard garden with walled boundaries and pedestrian side access gate.

##### Parking

The property benefits from private parking for two vehicles. One parking space is directly to the front of the property and the second designated space is to the side of the property.

##### Tenure

The property is believed to be offered freehold with vacant possession on completion.

##### Local Authority and Council Tax

Durham County Council Tel: 03000 26 00 00.

For Council Tax purposes the property is banded C.

##### Particulars

Particulars written in April 2024.

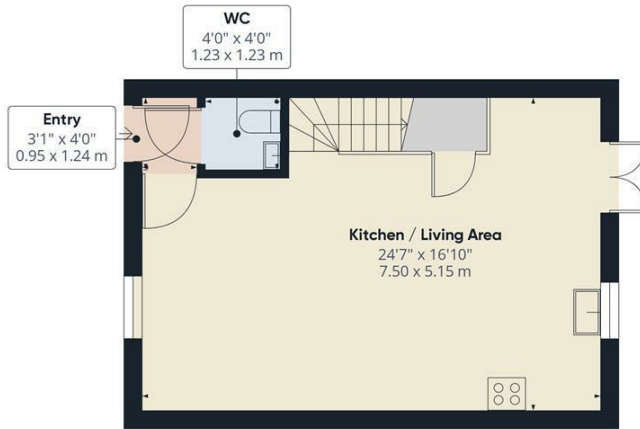
Photographs taken in April 2024.

##### Services and Other Information

Mains electricity, gas and drainage, and water are connected. Gas fired central heating.







Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
796.11 ft<sup>2</sup>  
73.96 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) <b>A</b>		
(81-91) <b>B</b>	81	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



### Disclaimer Notice

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1. These particulars are a general guide only and do not form any part of any offer or contract.
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