



# 12 VANE ROAD

Barnard Castle, County Durham DL12 8AQ



**GSC GRAYS**

PROPERTY • ESTATES • LAND



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# 12 VANE ROAD

Barnard Castle, County Durham DL12 8AQ

Welcome to this charming period terraced family home located on Vane Road in the highly sought-after market town of Barnard Castle. This delightful property boasts 2 reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With 4 bedrooms and 2 bathrooms, there is ample space for the whole family to enjoy. To the exterior there is a forecourt front garden, enclosed rear courtyard garden and garage.

- \* Period terrace family home
  - \* Four bedrooms
  - \* Two bathrooms
  - \* Two reception rooms
- \* Close to the town centre
  - \* No onward chain



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### Situation

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.

### Accommodation

The accommodation briefly comprises an entrance porch, hallway, living room, dining room, kitchen, utility room, shower room/wc, rear entrance hall, first floor landing, four bedrooms, house bathroom and separate wc. To the rear exterior is a forecourt front garden, rear courtyard garden and garage.

### Ground Floor

With entrance porch leading to a hallway with staircase to first floor and doors to living room, dining room, kitchen and useful understairs storage cupboard. Please note, the original tiled floor is believed to be under the existing carpet. The living room boasts a beautiful double glazed bay window with shutters to front elevation with coving and feature fireplace. The dining room has patio doors with shutters to the rear and a feature fireplace with inset gas fire. The kitchen includes a matching range of wall and base units incorporating rolled edge work surfaces with stainless steel sink unit, space for dishwasher, space for electric oven, windows with shutters to side elevation and inset living flame gas fire. The utility room has space and plumbing for washing machine and door to shower room. The shower room comprises a step in shower cubicle, wall mounted hand wash basin and low level wc. The rear hallway provides access to the rear garden and garage.

### First Floor

The first floor landing has built-in original storage cupboards, loft access hatch and doors to all rooms. All four bedrooms benefit from double glazed windows with shutters and fitted wardrobes providing ample storage space. The house bathroom comprises a step in shower cubicle and wash hand basin with a separate cloakroom/wc immediately next door.

### Externally

#### Front Garden

A forecourt front garden mainly laid to paving with walled boundary, planted borders and wrought iron gate.

#### Rear Garden

A rear courtyard garden with raised beds and wrought iron gates to rear.

#### Garage

With power, light and remote door.

#### 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 D.

#### Particulars

Particulars written in July 2024.

Photographs taken in July 2024.

#### Services and Other Information

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





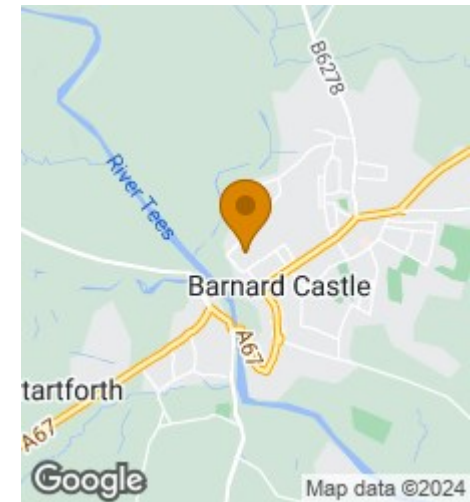
**12 Vane Road, Barnard Castle**

Approximate Gross Internal Area  
1810 sq ft - 199 sq m



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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>75</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>61</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	



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