



## 2 CORN CLOSE

Barnard Castle, County Durham DL12 9AW



**GSC GRAYS**

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# 2 CORN CLOSE

Barnard Castle, County Durham DL12 9AW

2 Corn Close is a stunning example of a modern three bedroom semi-detached property at the edge of Barnard Castle benefitting from off-street parking and a rear garden.

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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## The Property

### Ground Floor

With entrance door to a quaint hallway and doors through to both living room and kitchen space. The kitchen is a modern stylish space with integrated fridge/freezer, dishwasher, oven and microwave/oven and plenty of storage units and both eye and base height. There is also an induction hob with electric extractor fan and a convenient breakfast bar. The kitchen extends around to the main living area that is a recent extension to the property with Velux skylight windows and French doors out to the rear garden. An additional living room is the perfect space to relax with a view out to the front of the property.

### First Floor

The first floor enjoys three bedrooms, one being the master with fitted wardrobes for additional storage. The family bathroom has been fitted with bath with overhead shower, pedestal sink, heated towel rail and WC.

### Externally

To the front of the property there is space for two cars off-street with steps and hand rail to the house. There is access around the side of the property to the rear garden which is mainly laid to lawn with a patio area perfect for alfresco dining.

### 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 A.

### Particulars

Particulars written in August 2025.

Photographs taken in August 2025.

### Conditions of Sale – Anti-Money Laundering

Should a purchaser(s) have an offer accepted on a property marketed by GSC Grays they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £37.50 plus VAT (£45.00 inc VAT) per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

### Services and Other Information

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



## 2 Corn Close, Barnard Castle

Approximate Gross Internal Area  
1076 sq ft - 100 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. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



### Disclaimer Notice

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
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6. Please discuss with us any aspects that are important to you prior to travelling to the property.