



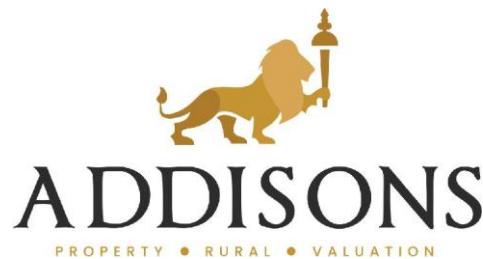
**Burnhope Way**  
Barnard Castle

# ABOUT THE PROPERTY

A beautifully presented spacious four bedroom family home with single garage and gardens. The property was constructed in by home builders Tilia and is located within walking distance of Barnard Castle.

The accommodation briefly comprises: Hallway, Cloakroom, Living Room, Dining Room, Kitchen and Utility Room to the Ground Floor. To the first floor there is a Landing, Master Bedroom with En Suite, Three Further Bedrooms and Family Bathroom. Externally there is a Single Garage, Driveway, Front and Rear Gardens. Gas Fired Central Heating and Double Glazing.

Startforth is situated in close proximity to Barnard Castle being only separated by the River Tees. Barnard Castle is a popular market town lying within the picturesque Teesdale Valley with a good range of local amenities and good access to the A66 and the A1.



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# ACCOMMODATION

## Entrance Hall

Part glazed front entrance door, central ceiling light, radiator, stairs rising to the first floor, and storage cupboard having both power and light

## Cloakroom

Low level wc, wall mounted hand wash basin, radiator, obscured glazed window to the side elevation, inset lighting and tiled walls to dado height.

## Living Room

Window to the front elevation, radiator, twin lights and remote control electric fire.

## Dining Room

French doors to the rear garden, central ceiling light and radiator. Through access to Kitchen.

## Kitchen

Modern fitted kitchen with range of wall and floor units, wood effect worktops incorporating stainless steel sink unit. Integrated appliances including dishwasher, electric double oven, gas hob with chimney style extractor hood above. Windows looking out over the rear garden, inset lighting and gas fired central heating boiler.

## Utility Room

Floor units with wood effect worktops, integrated washing machine, radiator, central ceiling light and part glazed side access door.

## FIRST FLOOR

### Landing

Double storage cupboard with light and fitted clothes rails, Loft access, twin lights and doors accessing the first floor accommodation.

### Bedroom One

Double bedroom with fitted wardrobes with inset spotlights, window to the front elevation, radiator and central ceiling light.



## En Suite

Step-in shower, wall mounted hand wash basin, low level wc, heated towel rail, tiled splashbacks and inset lighting.

## Bedroom Two

Double bedroom with fitted wardrobes with inset spotlights, window to the rear elevation, radiator and central ceiling light.

## Bedroom Three

Double bedroom with window to the rear elevation, radiator and central ceiling light.

## Bedroom Four

Single bedroom with window to the front elevation, radiator and central ceiling light.

## Bathroom

Panelled bath with electric shower over and screen, obscured glazed window to the side elevation, wall mounted hand wash basin, low level wc, heated towel rail, fully tiled walls and inset lighting.

## EXTERNALLY

Front forecourt garden, driveway to the side of property providing off road parking for one car and leading to the garage.

The rear garden is mainly laid to lawn with paved patio seating area, outside light and water tap.

## Garage

Electric up and over door garage door, light and power. Half external glazed personnel door.

## PRICE

£279,000

## VIEWING

Strictly by appointment through the selling agents Addisons Chartered Surveyors  
Tel: 01833 638094 opt 1.

## PROPERTY INFORMATION

Tenure- Freehold

Local Authority- Durham

Council Tax- Band E

Council Tax Annual Price - £3,118

Conservation Area- No

Flood Risk- Very low

Broadband- Basic 5 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps

Satellite / Fibre TV Availability- BT and Sky

Services: Mains electricity, gas, water and drainage.

Heating: Gas fired central heating.

## Service Charge

A service charge will be payable upon completion of the development to cover the maintenance of communal areas. It is estimated that this will amount to approximately £120.00 per annum, but this is yet to be confirmed.

## Survey

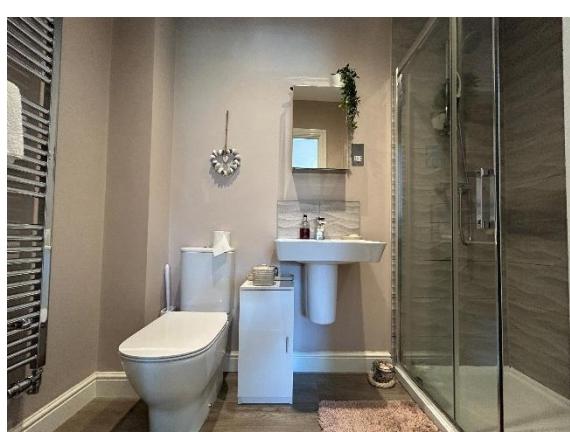
We have not undertaken a survey of the property and therefore are unable to comment on its structural condition.

## Covenants and Easements

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

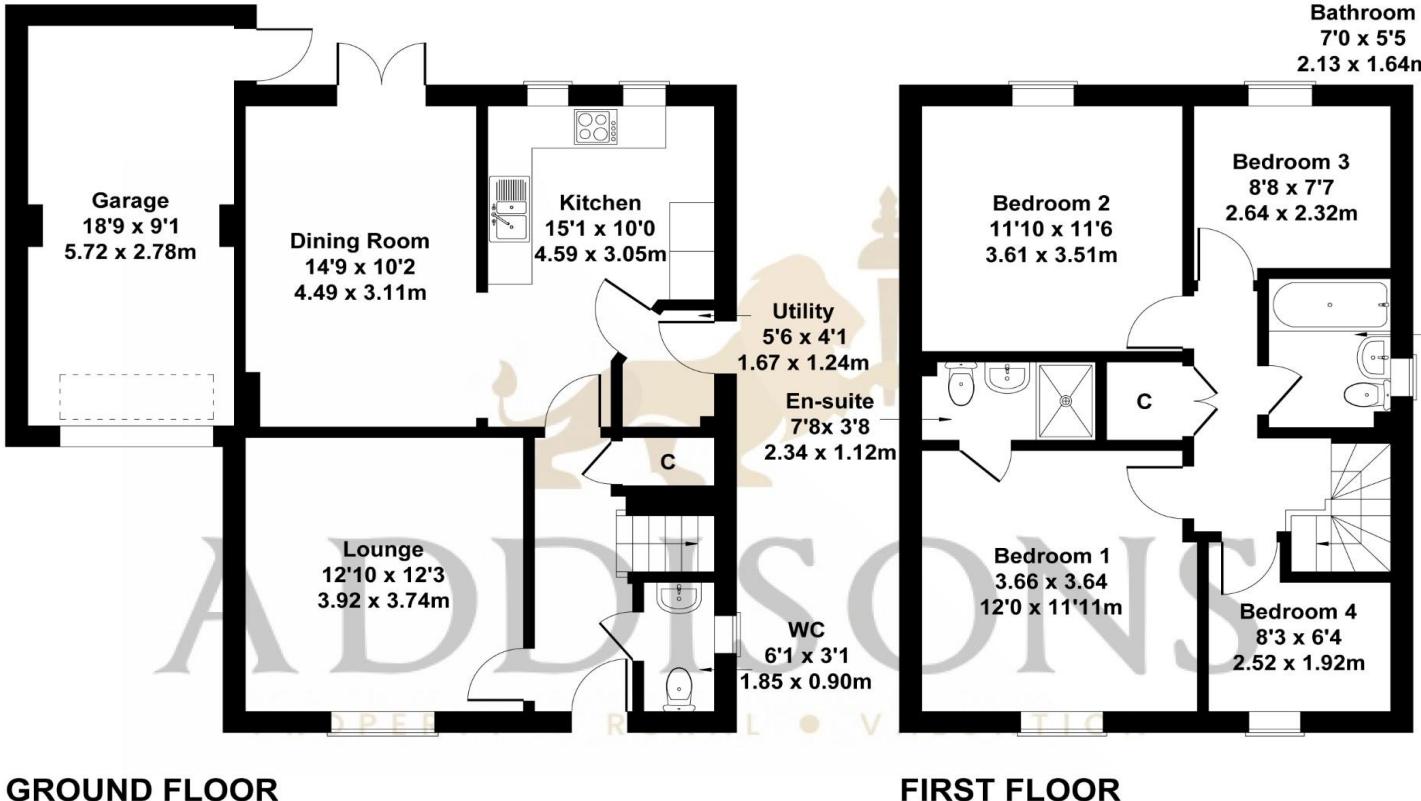
## BROCHURE

Details and photographs taken August 2025.



# Floor Plan

## 12 Burnhope Way, Startforth

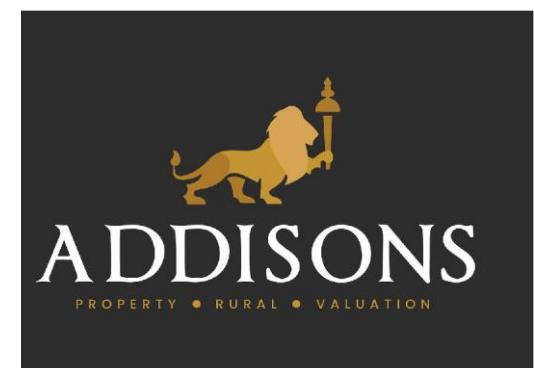


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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