



- Semi Detached House
- Well Presented
- 3 Bedrooms
- Good Location
- Conservatory
- Garage
- Off Street Parking

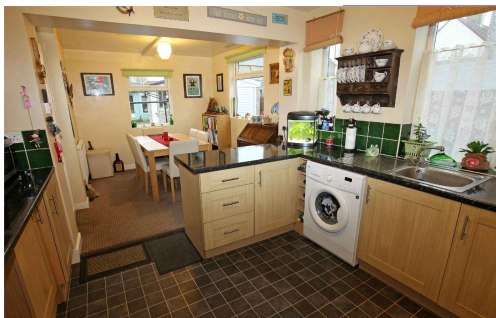
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower heating costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
A (92 to 100)		A (2 to 10)	
B (81 to 91)		B (11 to 21)	
C (69 to 80)		C (22 to 32)	
D (55 to 68)		D (33 to 43)	
E (39 to 54)	42	E (44 to 54)	37
F (21 to 38)		F (55 to 65)	
G (1 to 20)		G (66 to 76)	
Not energy efficient - higher heating costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England, Wales & N.Ireland		England, Wales & N.Ireland	

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## 5 Marwood Drive Barnard Castle

£180,000

### 5 Marwood Drive

A delightful three bedroom family home situated in a desirable part of Barnard Castle, only a ten minute walk to the town centre. The property benefits from double glazing and gas central heating, is exceptionally well maintained and has been improved over recent years.

It should be noted that the property has potential for a fixed staircase and master bedroom en suite in the loft space for which plans have been drawn.

Briefly the accommodation comprises hallway, downstairs cloakroom, kitchen/breakfast room, sitting room, conservatory, three bedrooms and family bathroom. Externally the property has a garage, block paved driveway for three cars and a decorative shrub garden, and a good sized rear garden which is south facing.

Barnard Castle is a principal market town for the picturesque Teesdale Valley. The town has a good range of local amenities including banks, shops, cafes, public houses, doctor and dental surgeries, golf course and the internationally renowned Bowes Museum. The town is well located for access to Darlington and Durham.

### Ground Floor

Partially glazed front door to

#### Hallway

3.50m x 1.99m (11' 6" x 6' 6")  
Tiled floor, radiator, raised stairs off to first floor.

#### Cloakroom

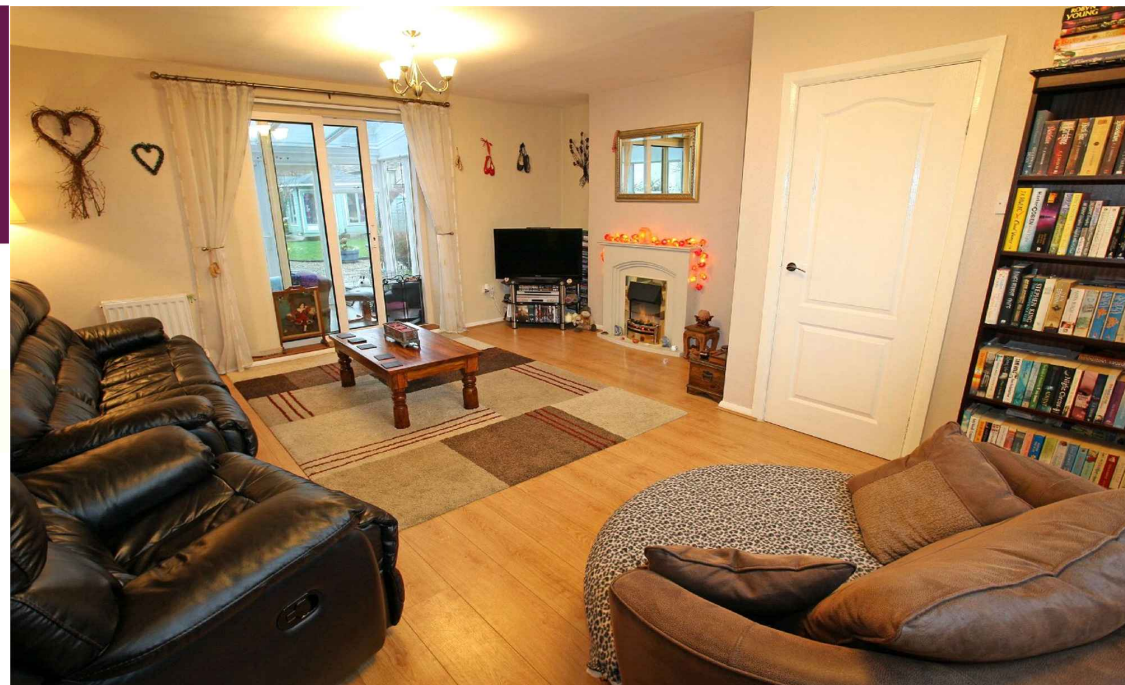
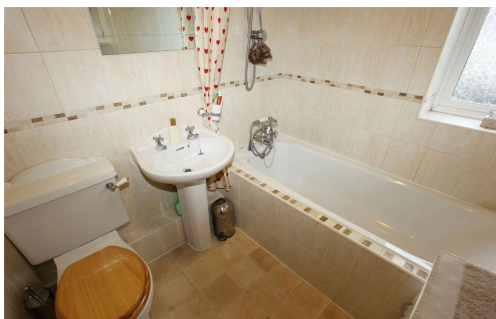
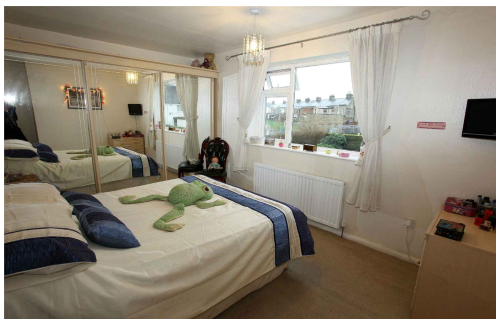
WC, wash hand basin, wall mounted gas boiler, radiator.

#### Kitchen/Breakfast Room

6.08m x 3.04m (19' 11" x 10')  
Modern fitted kitchen with good range of eye and base units incorporating stainless steel sink unit with mixer and drainer, plumbing for washing machine, tiled splashbacks, two radiators, back door.

#### Sitting Room

4.80m max x 5.19m (15' 9" x 17')  
Two double radiators, feature fireplace, patio doors into conservatory.



#### Conservatory

2.83m x 2.18m (9' 3" x 7' 2")  
Double French windows to garden.

### First Floor

#### Bedroom 1

4.43m x 2.94m (14' 6" x 9' 8")  
Radiator.

#### Bedroom 2

3.07m x 3.07m (10' 1" x 10' 1")  
Cupboard, radiator.

#### Bedroom 3

2.54m x 2.16m (8' 4" x 7' 1")  
Radiator.

#### Family Bathroom

Bath with shower above, WC, wash hand basin, fully tiled walls and bath panel, heated towel rail.

### Outside

Block paved driveway for three cars and front garden with shrubs and trees.

#### Garage

To the side of the property.

To the rear is a good sized south facing garden extending to approximately 90 feet mainly laid to lawn with trees, shrubs and flower beds. The summer house and green house are negotiable.

### Council Tax

Council Tax Band B.

### Viewing

Strictly by appointment through the selling agents Addisons.

RLD/GG/28.1.14.