



**Newgate**

Barnard Castle DL12 8NG

**£209,995**







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## Barnard Castle DL12 8NG



- Three Bedroom End Of Terrace
- Deceptively Spacious
- Council Tax Band C

- Popular Barnard Castle
- Courtyard to Rear
- Epc Rating D

- Original Features
- Village Surroundings
- No Chain

Nestled in the charming village of Barnard Castle, this delightful period end terrace house presents an excellent opportunity for those seeking a comfortable family home. With three well-proportioned bedrooms and a modern bathroom, this property is designed to cater to the needs of contemporary living while retaining its historical charm.

The spacious accommodation includes two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The layout offers flexibility, allowing you to create the ideal living space that suits your lifestyle. The property is offered to the market with no onward chain, making it an attractive option for buyers looking to move in swiftly.

Situated close to a range of excellent amenities, residents will benefit from the convenience of local shops, schools, and recreational facilities, all within easy reach. The picturesque surroundings of Barnard Castle provide a serene backdrop, ideal for those who appreciate the beauty of rural life while still enjoying access to essential services.

This property is competitively priced to sell, making it a fantastic opportunity for first-time buyers, families, or investors alike. With its blend of character, space, and location, this end terrace house is sure to appeal to a wide range of prospective homeowners. Do not miss the chance to make this charming residence your own.

### Front Entrance Porch

Composite door to front.

### Entrance Hall

Stairs to first floor landing.

### Lounge

14'6 x 13'3 (4.42m x 4.04m)

Window to front with shutter blind, coving to ceiling and fireplace.

### Dining Room

11'11 x 9'11 (3.63m x 3.02m)

Window to rear, original feature fireplace and solid wood flooring. Space for a table and chairs. Access to kitchen.

### Kitchen

10'10 x 9'0 (3.30m x 2.74m)

Window to side, fitted with wall, base and drawer units, integrated electric hob with extractor over and oven. Sink unit with space for a washing machine under. Space for under counter fridge, part tiled walls, radiator and tiled floor. Door to rear courtyard.

### First Floor Landing

Window to side and open shelved storage.

### Bedroom One

14'3 x 11'4 (4.34m x 3.45m)

Window to front, storage and radiator.

### Bedroom Two

12'0 x 9'8 (3.66m x 2.95m)

Window to rear and radiator.

### Bedroom Three

10'1 x 6'2 (3.07m x 1.88m)

Window to front and radiator.

### Bathroom

Obscure window to side, freestanding roll top bath with claw feet, mixer and spray. Shower cubicle, low level w.c and wash hand basin. Heated towel rail and part panelled walls. High quality Vinyl flooring.

### Externally

To the rear there is an enclosed courtyard garden, mainly laid to paving with gated access to rear lane. There is also a concrete built out house.

### Tenure

Freehold

### Property Details

Local Authority: Durham

Council Tax Band: C

Annual Price: £2,268

Conservation Area Barnard Castle

Flood Risk Very low

Floor Area 1,097 ft 2 / 102 m 2

Plot size 0.02 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

15 Mbps

Superfast

80 Mbps

Satellite / Fibre TV Availability

BT

Sky

### Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.



**Ground Floor**

Floor area 46.5 sq.m. (501 sq.ft.)

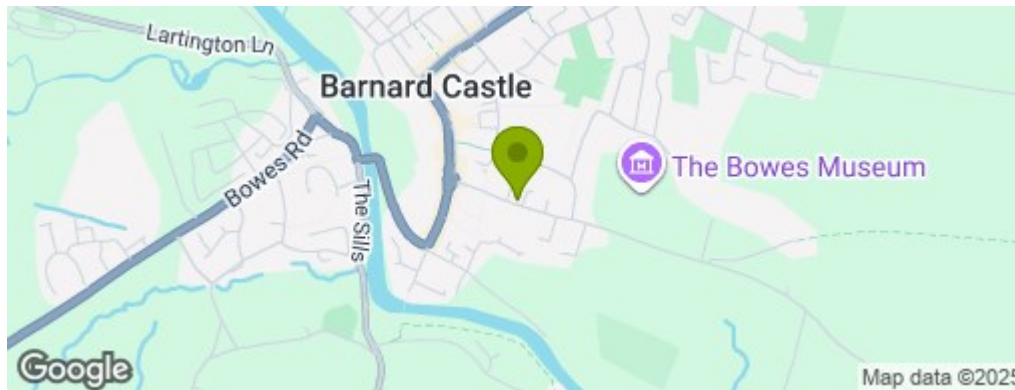


**First Floor**

Floor area 45.5 sq.m. (490 sq.ft.)

**Total floor area: 92.1 sq.m. (991 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate, no details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.co



## Property Information

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