



2 School View, Whorlton, Barnard Castle, DL12 8XQ
£825



ENTRANCE PORCH

Front door with side windows leading into entrance porch having mosque tiled floor, wall lights, window to side and door to dining/family area.

DINING / HALL 4.17m x 2.07m (13'8" x 6'9")

Wooden French doors leading to the living room having electric radiator, solid wood floor and door to staircase.

LIVING ROOM 4.19m x 3.52m (13'8" x 11'6")

Solid wood floor, electric radiator, BT internet point, TV point, built in shelving and storage unit. Sash window with shutters to front overlooking the beautiful established garden. The main focal point is the Inglenook fireplace with log stove. Door to kitchen/breakfast room.

KITCHEN / BREAKFAST ROOM 4.68m x 1.85m (15'4" x 6'0")

One and half sink unit with mixer tap, fitted with a range of base, drawer and wall units with worktop surfaces incorporating a four ring electric hob, built in oven and above extractor hood. Plumbing for washing machine, tiled effect to splash areas, cushioned flooring, electric radiator, marble effect worktop, under stairs storage cupboard, window to rear and stable door to rear courtyard.

HALF LANDING

Window to rear.

FIRST FLOOR LANDING

Spacious landing with doors to bedroom and bathroom/w.c.

BEDROOM 1. 3.67m x 3.07m max (12'0" x 10'0" max)

Sash window with secondary glazing to front, ceiling coving and electric radiator.

BEDROOM 2. 4.51m x 1.62m widening to 2.60m (14'9" x 5'3" widening to 8'6")

Sash window with secondary glazing to front, electric radiator, ceiling coving and loft hatch.

BATHROOM / W.C

Panelled bath with wall mounted shower bar and head above, shower screen and boarding, low level w.c, hand basin with below vanity cabinet, vinyl flooring, vertical heated towel rail, built in storage cupboard with pressurised tank system and UPVC window to rear with woodland views.

EXTERNALLY

To the front of the property is a stunning countryside style cottage garden with an array of flower and shrubs, a path weaves through to the front door.

There is a rear courtyard with access to the coal bunker and outhouse.

OUTHOUSE 4.58m x 2.16m (15'0" x 7'1")

Twin windows to front, Single drainer with mixer tap, worktop surfaces, plumbing for washing machine and void for dryer. Power and light.

There is a w.c. however please note this does not work.

