



Baliol Street

Barnard Castle



ADDISONS

PROPERTY • RURAL • VALUATION

ABOUT THE PROPERTY

A beautifully presented mid-terraced house, perfectly positioned within easy walking distance of Barnard Castle town centre. This charming two-bedroom home is neutrally decorated throughout, featuring double glazing and gas central heating for comfortable living all year round.

The property welcomes you via a decorative, part-glazed composite front door that opens to an entrance vestibule, where stairs rise to the first floor and a further door leads directly into the living room. The inviting living area is enhanced by an elegant electric fireplace, decorative ceiling coving, and twin windows that flood the space with light and lookout over Baliol Street. There is ample space for a small dining table and chairs, ideal for relaxing or entertaining guests.

The kitchen boasts attractive shaker-style cabinetry with stylish contrasting worktops, a breakfast bar for casual dining, and an integrated fridge and dishwasher. Keen cooks will appreciate the integrated electric fan oven and four-ring hob, all complemented by a sleek chimney-style extractor. Plumbing for a washing machine is thoughtfully provided, and the gas boiler is neatly housed in a kitchen cupboard. There's practical laminate flooring underfoot, understairs storage, and a window with a Roman blind overlooking the enclosed rear yard. A part-glazed uPVC door leads out to the yard which is a block-paved outdoor space with a washing line, provision for bins, and plenty of room for a table and chairs, perfect for enjoying a morning coffee or al fresco meals.



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Ascending to the first floor, you'll find the master bedroom, a generous double with its own en suite shower cubicle featuring tiling and an electric shower. A shelved airing cupboard adds valuable storage, and the window overlooks the front aspect. The second bedroom is positioned to the rear and includes a built-in cupboard fitted with shelving and a hanging rail, making it an ideal guest room, nursery, or home office.

The family bathroom is finished with a crisp white suite comprising a panelled bath, bidet, low level WC, and a vanity hand wash basin, all complemented by fully tiled walls and attractive laminate tile-effect flooring. An obscured glazed window provides natural light while maintaining privacy.

The property offers the convenience of street parking and is presented in excellent condition throughout.

Set in the historic market town of Barnard Castle, this home is ideally placed for all local amenities, including a selection of independent shops, bustling cafes, and the renowned Bowes Museum. Enjoy strolls along the picturesque River Tees or take advantage of the close proximity to scenic countryside walks. The area is well served by local schools and offers excellent transport links for commuting further afield.

This delightful property is ideal for first-time buyers, downsizers, or investors alike.

Arrange a viewing today to fully appreciate all that this wonderful home in the heart of Barnard Castle has to offer.

MEASUREMENTS

Lounge: 3.77 x 3.62m (12'4 x 11'11)

Kitchen: 4.47 x 2.05m (14'8 x 6'9)

Bedroom One: (11'11 x 9'1) 3.62 x 2.77m

Bedroom Two: (8'9 x 6'11) 2.67 x 2.11m

Bathroom: (6'9 x 5'1) 2.07 x 1.55m

PRICE

£168,000



VIEWING

Strictly by appointment through the selling agents Addisons Chartered Surveyors
T: 01833 638094 opt 1 or info@addisons-surveyors.co.uk

PROPERTY INFORMATION

Title Number(s): DU205181
Tenure: Freehold
Local Authority: Durham
Council Tax Band: B
Annual Price:£1,984
Conservation Area: Barnard Castle
Flood Risk: Very low
Predicted Broadband Speeds: Basic 15 Mbps, Superfast 80 Mbps
Satellite / Fibre TV Availability: BT and Sky

COVENANTS AND EASEMENT

We are not aware of any restrictive covenant(s) and/or easement(s) affecting the property, this will need to be verified by the seller's solicitor.

SURVEY

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

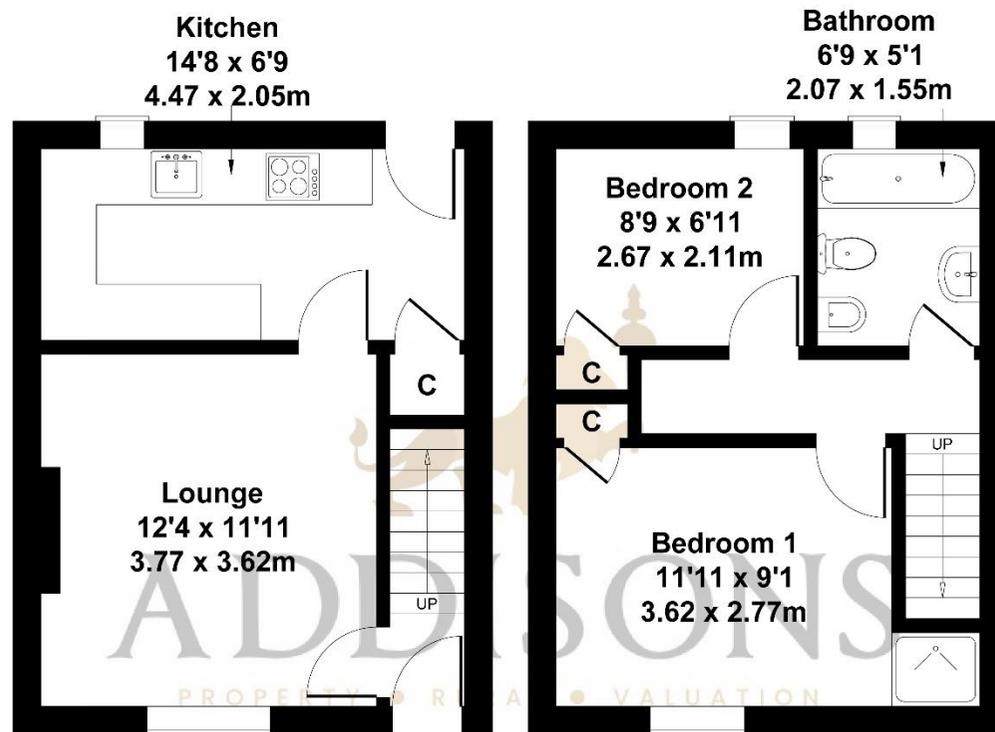
BROCHURE

Photographs and details taken January 2026



Floor Plan

30 Baliol Street, Barnard Castle



GROUND FLOOR

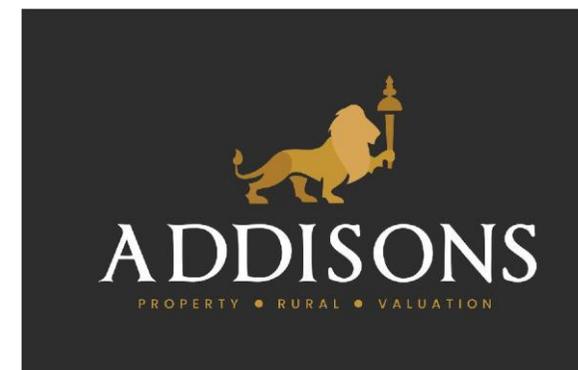
FIRST FLOOR

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. 2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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