



25 MARWOOD DRIVE  
Barnard Castle



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# 25 MARWOOD DRIVE

Barnard Castle, County Durham, DL12 8DF

This delightful three-bedroom semi-detached house presents an excellent opportunity for those seeking a small project to make their own. The property occupies a generous corner plot, providing ample outdoor space and potential for further enhancement. No Onward Chain.

## ACCOMMODATION

- \* Three bedrooms
- \* Two reception rooms
- \* Semi-detached on corner plot
- \* Front, side and rear gardens
- \* New double glazing throughout
- \* Easy access to town centre
- \* No onward chain



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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## Situation & Amenities

Bishop Auckland 15 miles, Darlington 16 miles, Durham 25 miles, Newcastle upon Tyne 42 miles, A1(M) 15 miles. Please note all distances are approximate. Situated in the historic market town of Barnard Castle, this property provides easy access to the amenities within the town and its surrounding area. Darlington and Bishop Auckland are both within close proximity, while the cities of Newcastle, Durham, York and Leeds also easily accessible. There are main line train stations at Darlington and Durham, with International Airports to be found at Newcastle and Leeds/Bradford. The property lies within easy reach of the A66 and A1(M) bringing many areas within commuting distance.





### The Property

This delightful three-bedroom semi-detached house presents an excellent opportunity for those seeking a small project to make their own. The property occupies a generous corner plot, providing ample outdoor space and potential for further enhancement. There are also timber double gates to the side, offering potential off street parking, subject to any necessary consents.

Inside, the house features two inviting reception rooms, perfect for both relaxation and entertaining. The three well-proportioned bedrooms offer comfortable living spaces for families or individuals alike. The bathroom, while functional, may benefit from a light refurbishment, allowing you to personalise it to your taste.

One of the standout features of this property is its convenient location. With easy access to the town centre, residents can enjoy the vibrant local amenities, including shops, cafes, and parks, all within a short distance. Additionally, the absence of an onward chain simplifies the buying process, making it an attractive option for prospective homeowners.



## Accommodation

### Ground Floor

With glazed entrance porch to side elevation with entrance door leading to entrance hall with staircase to first floor, door to cloakroom/wc and ground floor accommodation. The spacious living/dining room boasts a bay window to front elevation with electric fire. The kitchen includes a matching range of wall and base units incorporating rolled edge worksurfaces with stainless steel sink unit, breakfast bar and space for freestanding appliances and electric cooker point. Adjoining the kitchen is a garden room currently used as a sitting room, but could be used as a breakfast room with patio doors to rear.

### First Floor

First floor landing with circular window to side elevation and doors to all three bedrooms and the family bathroom comprising a three piece suite with panelled bath, pedestal wash hand basin and low level WC.

### Externally

#### Garden

To the front of the property there is an enclosed front garden mainly laid to lawn with hedged boundaries and gated pedestrian access. To the rear of the property there is an enclosed courtyard garden mainly laid to paving. To the side of the property is a further garden space with timber double gates offering potential for off-street parking, subject to necessary consent.

### Tenure

The property is believed to be offered freehold with vacant possession on completion.

### Local Authority and Council Tax

Durham County Council Tel: 03000 26 00 00.

For Council Tax purposes the property is banded B.

### Particulars

Particulars written in May 2026.

Photographs taken in May 2026.

### Conditions of Sale - Anti Money Laundering

Should a purchaser(s) have an offer accepted on a property marketed by GSC Grays they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £37.50 plus VAT (£45.00 inc VAT) per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

### Services and Other Information

Mains electricity, drainage and water are connected. Central heating and hot water are electric. Please note, there is no mains gas connection to the property.

**25 Marwood Drive**  
 Approximate Gross Internal Area  
 1066 sq ft - 99 sq m



**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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>31</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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