



Thorngate

Barnard Castle



ADDISONS

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ABOUT THE PROPERTY

A wonderful opportunity to purchase this Grade II Listed two bedroom house tucked away in a quiet position with gardens, paved patio, garden stores and off street parking.

The accommodation briefly comprises: Living Room, Kitchen, Rear Entrance/Utility Room, Two Bedrooms and Bathroom. The property is in need of updating and modernisation, but benefits from gas fired central heating.

Early viewing is highly recommended to avoid disappointment.



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ACCOMMODATION

The property is accessed from Thorngate through a covered passageway which is shared with a neighbouring property.

Entrance Vestibule

Ceiling light, stairs rising to the first floor, gas heater, doors accessing the living room and kitchen.

Living Room

Twin windows to the front elevation, wood fire surround with cast iron fireplace, shelf to alcove, radiator, coving to ceiling and central ceiling light.

Kitchen

Fitted with wall and floor units, stainless steel sink unit, slot-in gas cooker, windows to dual aspect and tiled splashbacks. Understairs storage cupboard with light, laminate flooring, central ceiling light and door through to the rear entrance/utility.

Rear Entrance/Utility Room

Window to the side elevation, sink unit with drainer, plumbing for washing machine, wall mounted gas central heating boiler, central ceiling light and side access door.

FIRST FLOOR

Half Landing with steps either side leading to the bedroom accommodation.

Bedroom One

Double bedroom with sliding wardrobes, window to the front elevation, central ceiling light and radiator.



Bedroom Two

Built-in over stairs cupboard, window to the side elevation, central ceiling light and radiator.

Bathroom

Panelled bath with shower over and screen, pedestal hand wash basin, low level wc, tiled walls, obscured glazed window, wall light, wall heater and radiator.

EXTERNALLY

The property has a good sized garden made up of paved patio areas, lawned garden, borders and two useful stores. A further enclosed garden is accessed through a wrought iron gate. There are electric double gates located at the bottom of the garden with vehicular access from Thorngate Wynd.

PRICE

£175,000

VIEWING

Strictly by appointment through the selling agents Addisons Chartered Surveyors T:01833 638094 opt 1.

PROPERTY INFORMATION

Title Number(s): DU159678

Tenure: Freehold

Local Authority: Durham

Council Tax: Band C

Annual Price: £2,268

Conservation Area: Barnard Castle and Grade II Listed

Flood Risk: Very low

Broadband: Basic 14 Mbps, Superfast 76 Mbps

Satellite / Fibre TV Availability: BT and Sky

Services: Mains Electricity, Mains Gas, Mains Water and Mains Drainage

Heating: Gas Fired Central Heating

Parking: Off Street

Survey

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

Covenants and Easements

The property is subject to restrictive covenants and easements which will need to be verified by the seller's solicitor.

BROCHURE

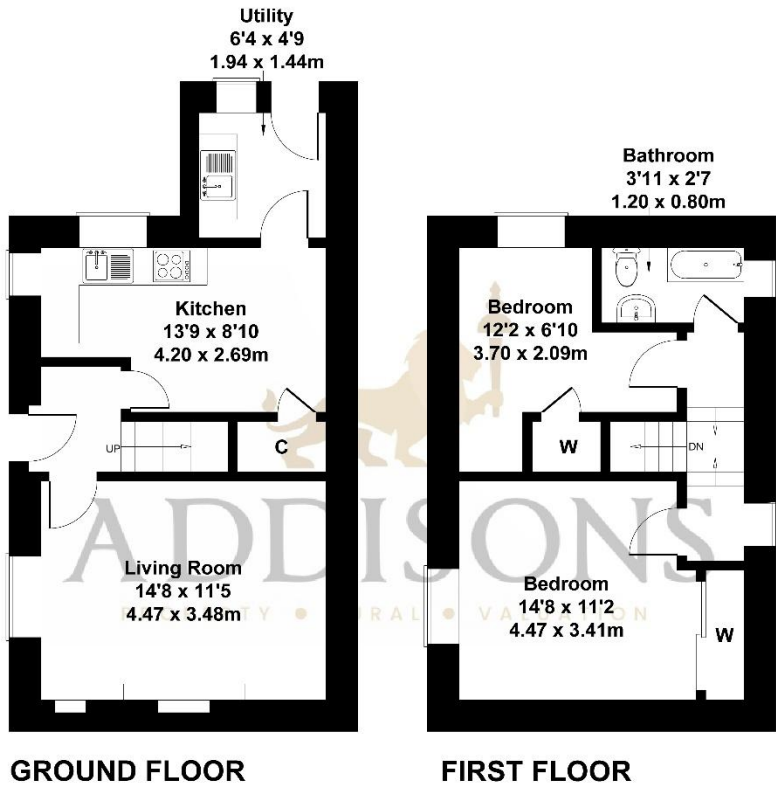
Details and photographs taken October 2025





Floor Plan

13b Thorngate, Barnard Castle

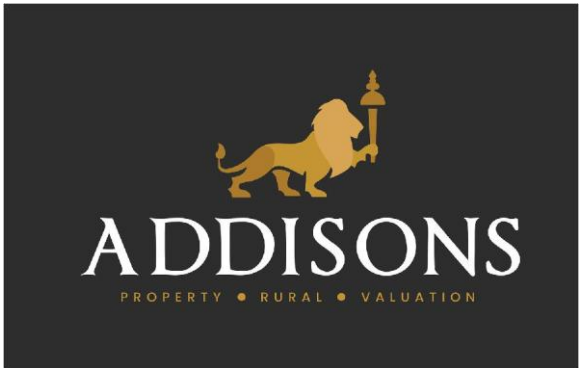


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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