



**Newgate, Barnard Castle, DL12 8NG**

**£209,995**

**ATTENTION ALL FIRST TIME BUYERS & INVESTORS!!!** We are delighted to be able to present to you this beautifully presented and maintained 3 bedroom end terraced house, situated in the popular town of Barnard Castle!





# 34 Newgate, Barnard Castle, DL12 8NG

Property Perspective are delighted to be able to present to you this beautifully presented and maintained 3 bedroom end terraced house, situated in Barnard Castle. Benefiting from deceptively spacious living accommodation set over 2 floors, gas central heating and Freehold status.

The living accommodation briefly comprises of; lounge, dining room and kitchen to the ground floor. To the first floor 3 double bedrooms and bathroom..

The property is located within a sought-after catchment area for local schooling at both Primary and Secondary levels, with schools boasting a 'GOOD to OUTSTANDING' OFSTED ratings. The area is also ideally located for local amenities/shops and travel links.

## GROUND FLOOR

**Lounge 13'3" x 14'6" (4.04m x 4.43m)**

Carpet flooring with open fire and shutter blind

**Dining room 10'7" x 11'6" (3.23m x 3.53m)**

Solid oak wooden flooring with open fire

**Kitchen 12'9" x 6'0" (3.90m x 1.85m)**

Tile flooring with access to the rear garden. A range of fitted kitchen units, worktops and integrated kitchen appliances, including oven, hob and hood

## FIRST FLOOR

**Bedroom 14'4" x 11'4" (4.37m x 3.46m)**

Carpet flooring with window to the front elevation, curtains and fitted storage

**Bedroom 9'8" x 12'0" (2.97m x 3.66m)**

Carpet flooring with window to the rear elevation and curtains

**Bedroom 10'1" x 6'2" (3.09m x 1.89m)**

Carpet flooring with window to the front elevation and curtains

## Bathroom

High quality vinyl flooring with 3 piece bathroom suite in white, separate showering enclosure, heated towel rail and blind

## EXTERNAL

Roadside parking to the front of the property with courtyard garden to the rear.









