



Churchill Road

Barnard Castle



ADDISONS

PROPERTY • RURAL • VALUATION

ABOUT THE PROPERTY

Situated in an established residential area, this semi-detached house on Churchill Road offers an excellent opportunity for those looking to make their mark on a home. Set back behind fully enclosed wrought iron railings and overlooking a green, the property has been well loved by one family for many years and is now offered for sale having no onward chain.

The approach to the property is via a block-paved frontage and side area, providing a low-maintenance setting and attractive kerb appeal. A part-glazed composite front door opens into a entrance vestibule, with space for coats and direct access into the main living room.

The living room is bathed in natural light from the front aspect and features a classic wood fire surround, marble hearth, coving to ceiling, and both central and wall lighting. To the rear, the kitchen/dining room benefits from a dual-aspect outlook and presents ample space for both cooking and dining, with fitted wood cabinetry, contrasting worktops, tiled splashbacks, and an understairs storage cupboard. A rear access door leads out to the block-paved yard and connects internally to the single garage, which boasts power, lighting, and an electric door.

Upstairs, three well-proportioned bedrooms provide flexibility for family living or home working. Bedrooms two and three are doubles, with bedroom one making an ideal child's room or study. The bathroom is well appointed, featuring a panelled bath with mains-fed shower over, tiled walls, non-slip flooring, a wall-mounted basin, and WC.

With gas-fired central heating and double glazing throughout, the home promises year-round comfort. While it would benefit from updating and personalisation, it serves as the perfect blank canvas for future owners.

Externally, there is an easily maintained block-paved rear yard, with pedestrian access also available via wrought iron gates. The single attached garage—rare in this area—offers added storage or secure parking.



Churchill Road is positioned conveniently within walking distance of Barnard Castle town centre, renowned for its historic castle, independent shops, and bustling weekly market. Excellent primary and secondary schools are close by, along with numerous local amenities including supermarkets, health services, and leisure facilities. The location further benefits from easy access to picturesque countryside, perfect for walking, cycling, and exploring the scenic River Tees.

PRICE

£170,000

VIEWING

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

PROPERTY INFORMATION

Land Registry

Title Number: DU96632

Tenure: Freehold

Council Tax Band: B

Annual Cost: £2,039

Local Authority: Durham

Flood Risk: Very low

Conservation Area:

Predicted Broadband Speeds: Basic: 18 Mbps Superfast: 80 Mbps

Satellite / Fibre TV Availability: BT and Sky

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

Heating: Gas Fired Central Heating

PLANNING HISTORY

6/1987/0089/DM - Erection of private garage.



SURVEY

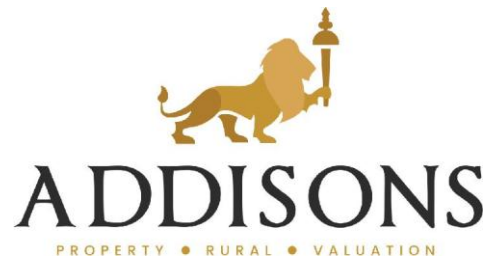
We have not undertaken a survey of the property and therefore are unable to comment on its structural condition.

COVERNANTS AND EASEMENTS

The property is subject to restrictive covenant(s) and/or easement(s) that will need to be verified by the seller's solicitor.

BROCHURE

Details and photographs taken July 2026



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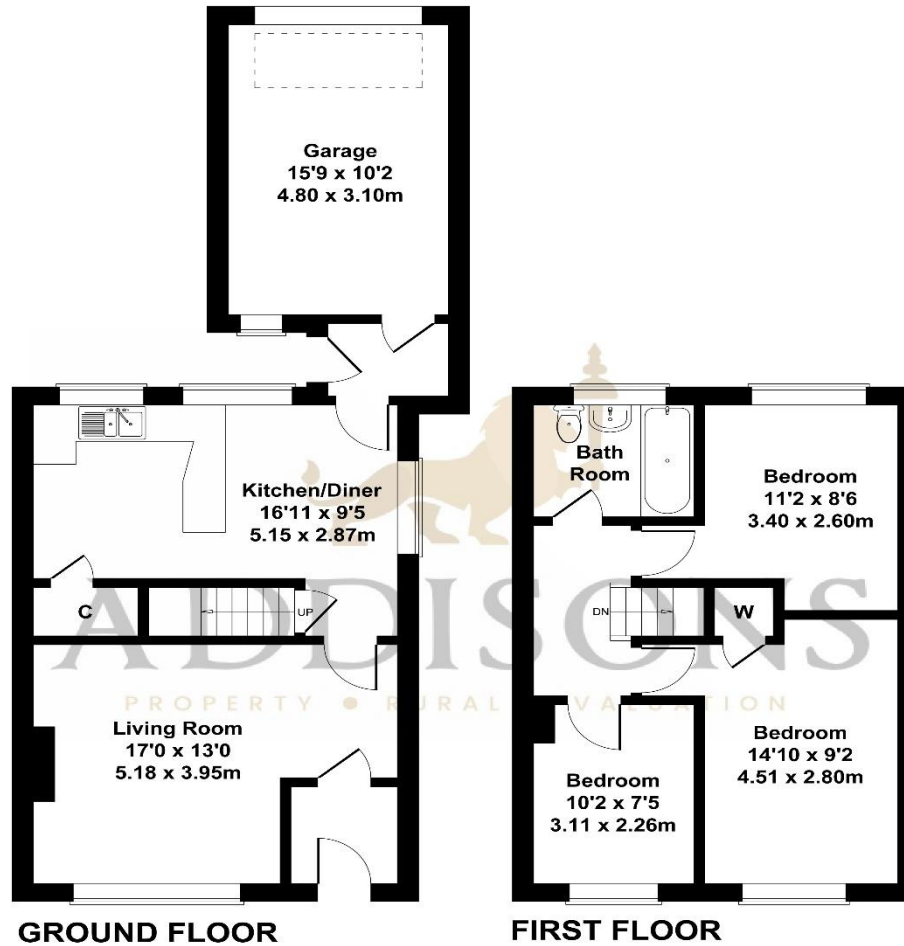
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Floor Plan

1 Churchill Road, Barnard Castle

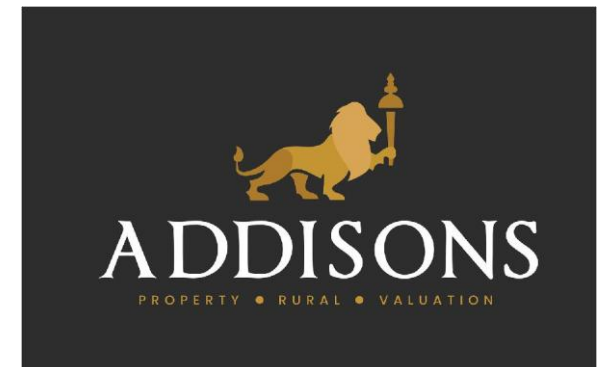


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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. 2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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