

Park Terrace

Barnard Castle



ADDISONS

PROPERTY • RURAL • VALUATION

ABOUT THE PROPERTY

A wonderful opportunity to purchase this generously proportioned, elegant town house located in a desirable area of Barnard Castle, within easy walking distance of the town centre and local countryside. The accommodation is spread over three floors and retains many of its original features, benefitting from gas central heating, but does require updating and modernisation.

The accommodation briefly comprises: - Entrance Vestibule, Hallway, Living Room, Dining Room, Cloakroom and Dining Kitchen to the ground floor. To the first floor there is a Family Bathroom, Three Bedrooms . Two Further Bedrooms and Box Room are located on the second floor. Front Forecourt Garden and Rear Courtyard. Benefitting from Gas Fired Central Heating.



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ACCOMMODATION

Entrance Vestibule

Solid wood front entrance door, original tiled flooring, dado rail, cornicing to ceiling and cupboard housing meters. Part glazed door with decorative glazed side lights leading to the hallway.

Hallway

Decorative arch with corbels, dado rail, cornicing to ceiling, radiator and doors leading off to the ground floor accommodation. Stairs rising to the first floor with understairs storage.

Cloakroom

Low level wc, cabinetted hand wash basin, radiator, laminate flooring and obscured glazed window.

Living Room

Bay window overlooking the front garden, cornicing to ceiling, picture rail, central ceiling rose and radiator. Fireplace with wood surround, marble back and hearth.

Dining Room

Window to rear, cornicing to ceiling, picture rail, central ceiling rose, wall lights and radiator. Feature fireplace with wood surround, marble back and hearth.

Dining Kitchen

Fitted with a range of wall and floor units, contrasting worktops incorporating stainless steel sink unit and tiled splashback. Plumbing for washing machine, space for upright fridge/freezer, under counter appliances and slot-in cooker. Windows to dual aspect, coving to ceiling, two radiators, understairs storage cupboard, loft hatch, inset lighting, stable door accessing the rear yard. Within the kitchen there is a good sized dining area with central ceiling light and built-in shelf.

FIRST FLOOR

Half landing providing access to the family bathroom.

Bathroom

Panelled bath, low level wc, pedestal hand wash basin, tiled splashbacks, wood pannelled ceiling, loft hatch, obscured glazed window and radiator.

Landing

Access to the first floor accommodation and stairs rising to the second floor.



Bedroom 1

Large double bedroom with window to the rear, pedestal handwash basin and radiator.

Bedroom 2

Coving to ceiling, radiator and window to the front.

Bedroom 3

Radiator and window to the front.

SECOND FLOOR

Landing

Built-in shelves, cupboard and Velux window.

Bedroom 4

Cast iron fireplace, Velux window, radiator and beamed ceiling.

Bedroom 5

Dormer window, cast iron fireplace, beamed ceiling and radiator.

Box Room

Velux window and wall light.

EXTERNALLY

To the front of the property there is a lawed forecourt garden with planted borders and shrubs.

To the rear there is an enclosed courtyard garden with store, outdoor lighting and water tap. Good provides entry to a rear access lane.

PRICE

£360,000

TENURE

Freehold

COUNCIL TAX

Band E

VIEWING

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

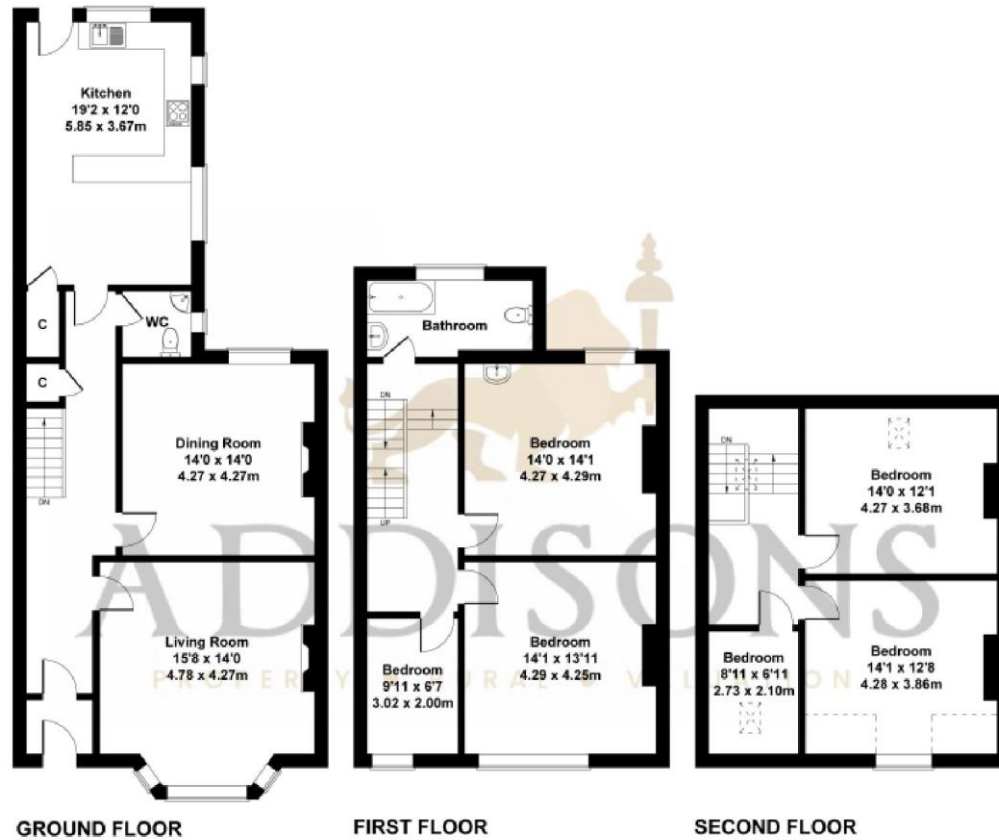
BROCHURE

Details and photographs taken September 2024



Floor Plan

4 Park Terrace, 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		74
55-68	D		
39-54	E	49	
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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