

# Birch Road

Barnard Castle



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# ABOUT THE PROPERTY

A wonderful opportunity to purchase this deceptively spacious two bedroom end terraced house with detached garage. The property is located within easy walking distance of both Barnard Castle's town centre with all its amenities and local countryside walks.

The accommodation is arranged over two storeys and briefly comprises: Entrance Vestibule, Hallway, Dining Room, Living Room, Kitchen, Conservatory, Two Double Bedrooms and Family Bathroom. Externally there is a Single Garage and Paved Yard. Double Glazing, Gas Central Heating and Solid Wood Interior Doors Throughout.

Early viewing is recommended to avoid disappointment.



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# ACCOMMODATION

## Entrance Vestibule

Double glazed front door, dado rails and door leading through to the hallway.

## Hallway

Stairs rising to the first floor, dado rail, radiator, coving to ceiling and door accessing the living room/dining room.

## Dining Room

Window to the front elevation, dado rail, coving to ceiling radiator and through access to the living room.

## Living Room

Marble fireplace with inset electric fire, decorative arched alcoves with wall lights, coving to ceiling, radiator and window looking through to the conservatory. Door leading to the kitchen.

## Kitchen

Cream shaker style units with solid wood worktops and tiled splashbacks. Belfast sink unit with porcelain drainer, integrated double oven with four ring gas hob, space for under counter fridge, radiator, tiled flooring and door accessing the conservatory. Undertairs storage cupboard having both light and power.

## Conservatory

A lean-to style conservatory beautifully decorated room with a mural depicting a French café street scene. Double glazed panels, Tiled flooring, wall lights and door leading out to the rear yard.

## FIRST FLOOR

### Landing

Window to the side elevation, coving to ceiling, loft hatch and large shelved storage cupboard housing gas fired central heating boiler.

### Bedroom One

Generous double bedroom with coving to ceiling and radiator.

### Bedroom 2

Double bedroom with fitted sliding wardrobe, window to the rear elevation, coving to ceiling and radiator.





### Bathroom

Panelled bath with shower and screen. Cabinetted hand wash basin, low level wc, cast iron radiator, wood effect flooring and obscured glazed window to the rear elevation.

### EXTERNALLY

To the rear of the property there is an enclosed courtyard with the added benefit of a remote control electric awning for added protection on those sunny days. Wall lights, gate opening to the rear lane and personnel door to the garage.

Garage with up and over door, plumbing for washing machine, light and power installed.

### PROPERTY INFORMATION

Title Number(s): DU191837

Tenure: Freehold

Local Authority: Durham

Council Tax: Band B

Annual Price: £1,984

Conservation Area: Barnard Castle

Flood Risk: Very low

Broadband: Basic 16 Mbps, Superfast 80 Mbps

Satellite / Fibre TV Availability: BT and Sky

Services: Mains gas, electricity, water and sewerage

Heating: Gas Fired Central Heating

Parking: Garage and Street Parking

### 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.

### PRICE

£168,000

### VIEWING

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

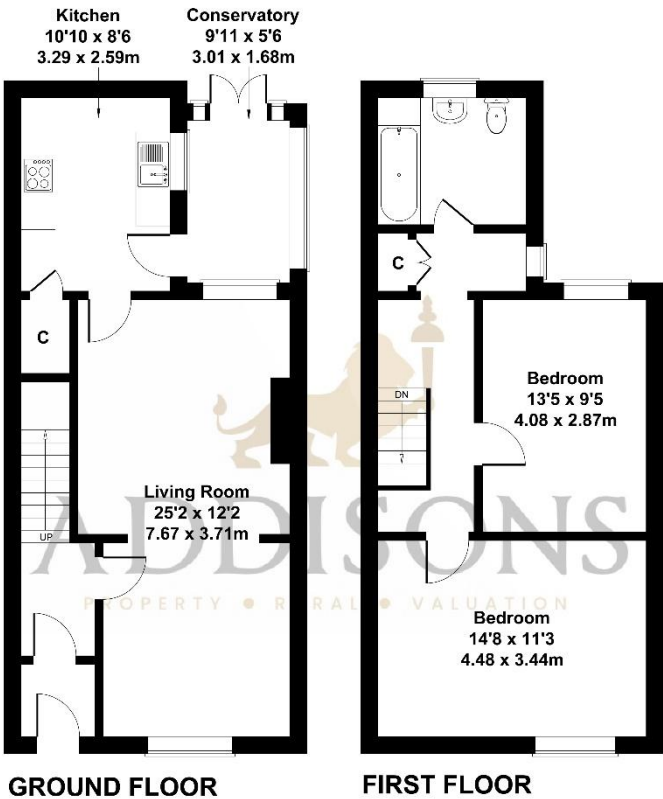
### BROCHURE

Details and photographs taken January 2025.



# Floor Plan

## 17 Birch 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100		73
A		
81-91		
B		
69-80		
C	46	
55-68		
D		
39-54		
E		
21-38		
F		
1-20		
G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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