



Baliol Street  
Barnard Castle

  
**ADDISONS**  
PROPERTY • RURAL • VALUATION

# ABOUT THE PROPERTY

A beautifully presented mid-terraced house, perfectly positioned within easy walking distance of Barnard Castle town centre. This charming two-bedroom home is neutrally decorated throughout, featuring double glazing and gas central heating for comfortable living all year round.

The property welcomes you via a decorative, part-glazed composite front door that opens to an entrance vestibule, where stairs rise to the first floor and a further door leads directly into the living room. The inviting living area is enhanced by an elegant electric fireplace, decorative ceiling coving, and twin windows that flood the space with light and lookout over Baliol Street. There is ample space for a small dining table and chairs, ideal for relaxing or entertaining guests.

The kitchen boasts attractive shaker-style cabinetry with stylish contrasting worktops, a breakfast bar for casual dining, and an integrated fridge and dishwasher. Keen cooks will appreciate the integrated electric fan oven and four-ring hob, all complemented by a sleek chimney-style extractor. Plumbing for a washing machine is thoughtfully provided, and the gas boiler is neatly housed in a kitchen cupboard. There's practical laminate flooring underfoot, understairs storage, and a window with a Roman blind overlooking the enclosed rear yard. A part-glazed uPVC door leads out to the yard which is a block-paved outdoor space with a washing line, provision for bins, and plenty of room for a table and chairs, perfect for enjoying a morning coffee or al fresco meals.



## ADDISONS

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Ascending to the first floor, you'll find the master bedroom, a generous double with its own en suite shower cubicle featuring tiling and an electric shower. A shelved airing cupboard adds valuable storage, and the window overlooks the front aspect. The second bedroom is positioned to the rear and includes a built-in cupboard fitted with shelving and a hanging rail, making it an ideal guest room, nursery, or home office.

The family bathroom is finished with a crisp white suite comprising a panelled bath, bidet, low level WC, and a vanity hand wash basin, all complemented by fully tiled walls and attractive laminate tile-effect flooring. An obscured glazed window provides natural light while maintaining privacy.

The property offers the convenience of street parking and is presented in excellent condition throughout.

Set in the historic market town of Barnard Castle, this home is ideally placed for all local amenities, including a selection of independent shops, bustling cafes, and the renowned Bowes Museum. Enjoy strolls along the picturesque River Tees or take advantage of the close proximity to scenic countryside walks. The area is well served by local schools and offers excellent transport links for commuting further afield.

This delightful property is ideal for first-time buyers, downsizers, or investors alike.

Arrange a viewing today to fully appreciate all that this wonderful home in the heart of Barnard Castle has to offer.

#### **MEASUREMENTS**

Living Room - TBC

Kitchen - TBC

Bedroom One - TBC

Bedroom Two - TBC

Bathroom - TBC

#### **PRICE**

£168,000



## **VIEWING**

Strictly by appointment through the selling agents Addisons Chartered Surveyors  
T: 01833 638094 opt 1 or [info@addisons-surveyors.co.uk](mailto:info@addisons-surveyors.co.uk)

## **PROPERTY INFORMATION**

Title Number(s): DU205181

Tenure: Freehold

Local Authority: Durham

Council Tax Band: B

Annual Price: £1,984

Conservation Area: Barnard Castle

Flood Risk: Very low

Predicted Broadband Speeds: Basic 15 Mbps, Superfast 80 Mbps

Satellite / Fibre TV Availability: BT and Sky

## **COVENANTS AND EASEMENT**

We are not aware of any restrictive covenant(s) and/or easement(s) affecting the property, this will need to be verified by the seller's solicitor.

## **SURVEY**

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

## **BROCHURE**

Photographs and details taken January 2026



# Floor Plan



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