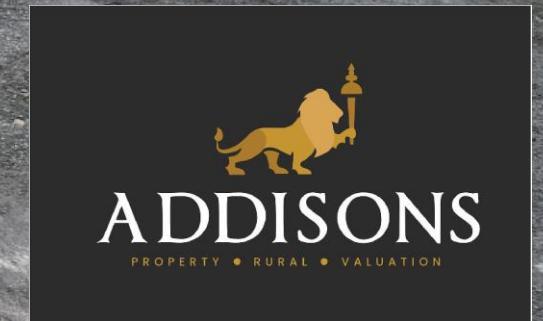




Oak House, North Terrace
Gainford



ABOUT THE PROPERTY

Set well back from the road on the sought-after North Terrace in the picturesque village of Gainford, this detached, stone-faced house represents a rare opportunity for discerning buyers seeking a property with untapped potential. With three double bedrooms and flexible living spaces, the home presents a fantastic canvas for modernisation, ready for its next chapter.

Gainford is a charming village situated on the banks of the River Tees, renowned for its tranquil riverside walks, historic green, and welcoming community atmosphere. The location offers easy access to the market towns of Barnard Castle and Darlington, with their array of independent shops, cafes, schools, and leisure amenities. Excellent transport links provide convenient connections to the wider region, making it an ideal setting for families or commuters seeking village living alongside modern convenience.

Approaching the property, a tarmacadam driveway provides off-street parking and access to a single garage equipped with lighting and power, while pedestrian access and raised, walled beds add kerb appeal to the frontage.

Step inside through the part-glazed hardwood front door to a spacious hallway with under-stairs storage and a handy cloakroom featuring a low-level WC and hand wash basin. The separate kitchen is fitted with wooden wall and floor units, worktops, and tiled splashbacks, alongside practical features such as an integrated electric fan oven, four-ring gas hob with extractor, plumbing for a washing machine, and space for a tumble dryer. Direct side access adds convenience.

The heart of the home is the dual-aspect living room and dining area, styled with dado rails, ceiling lights, and a decorative real flame effect fire—ideal for cosy evenings. Double doors lead to the bright conservatory, which boasts laminate flooring, heating, and access to the easily maintained rear yard—perfect for alfresco dining or enjoying a peaceful morning coffee.

Upstairs, the landing leads to three double bedrooms, two overlooking the rear aspect, and one with built-in wardrobes and a distinctive rug well. The family bathroom is equipped with a shower cubicle, sunken bath, pedestal hand wash basin, and twin windows for ample natural light.

Outside, the rear yard is fully enclosed, with flagged and decked areas for



low-maintenance enjoyment, plus gated access to the driveway. The single garage also provides extra storage or workshop potential.

With its enviable Gainford location and enormous scope for improvement, this detached home is brimming with possibilities. To appreciate the potential and advantageous setting firsthand, arrange your viewing today.

ACCOMMODATION

Living Room/Dining Room: 20'2 x 14'10(6.15 x 4.51m)

Kitchen: 10'6 x 7'4 (3.21 x 2.23m)

Conservatory: 10'11 x 8'5 (3.33 x 2.56m)

Bedroom: 12'4 x 10'5 (3.76 x 3.17m)

Bedroom: 10'4 x 9'9 (3.16 x 2.97m)

Bedroom: 9'1 x 9'1 (2.78 x 2.75m)

Bathroom: 11'8 x 6'5 (3.56 x 1.96m)

PROPERTY INFORMATION

Title Number: DU195022

Tenure: Freehold

Floor Area: 94 m2

Council Tax Band: D

Annual Cost: £2,551

Local Authority: Durham

Flood Risk Very low

Conservation Area: Gainford

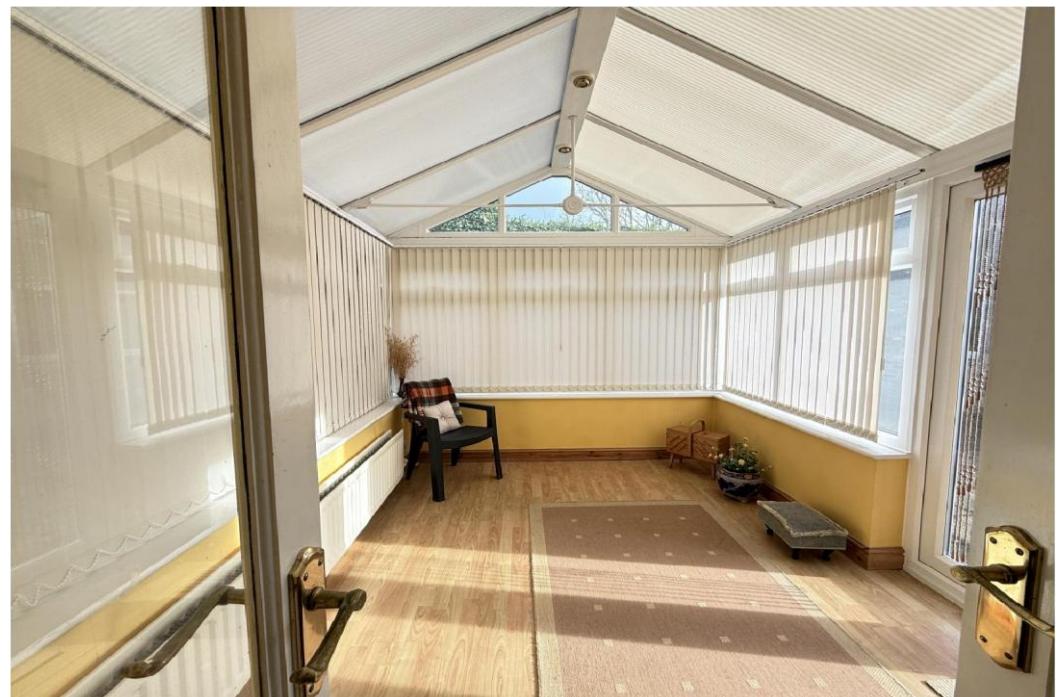
Property Type: Detached

Predicted Broadband Speeds: Basic: 19 Mbps. Superfast: 80 Mbps, Ultrafast: 8500 Mbps

Satellite / Fibre TV Availability: BT, SKy and Virgin

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

Heating: Gas Fired Central Heating



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.

We are aware of an easement over the neighbouring property to allow access to the garage.

SURVEY

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

PRICE

£250,000

VIEWING

Strictly by appointment through the selling agents Addisons Chartered Surveyors Tel: 01833 638094 opt 1 or info@addisons-surveyors.co.uk

BROCHURE

Details and photographs taken February 2025.



13 Galgate Barnard Castle, County Durham, DL12 8EQ
01833 638094

info@addisons-surveyors.co.uk

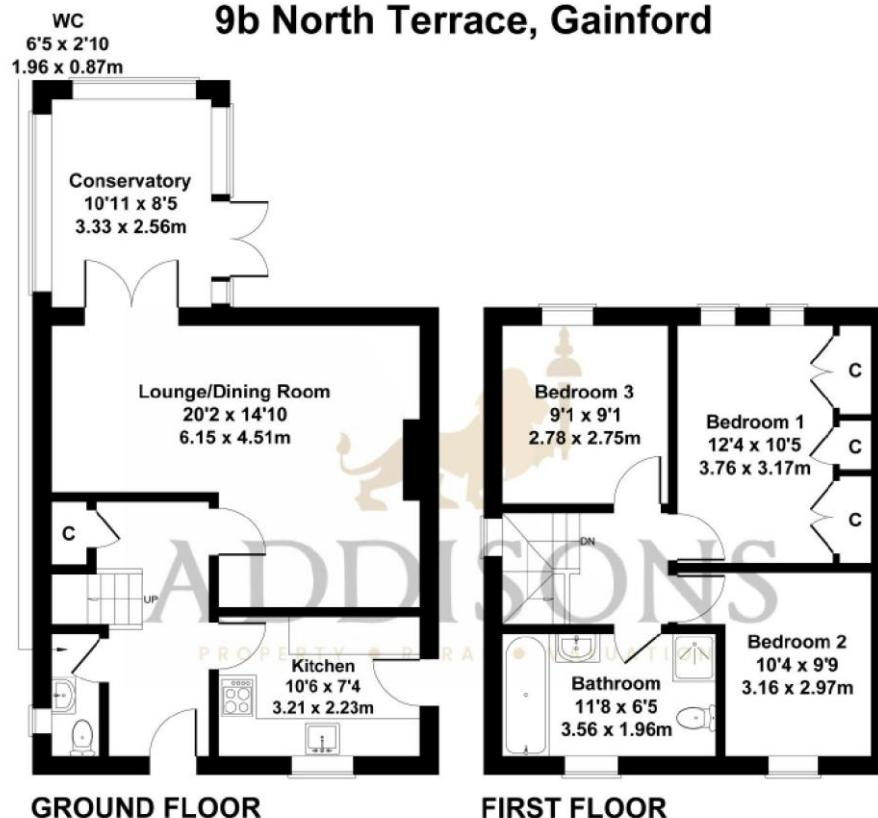
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Floor Plan

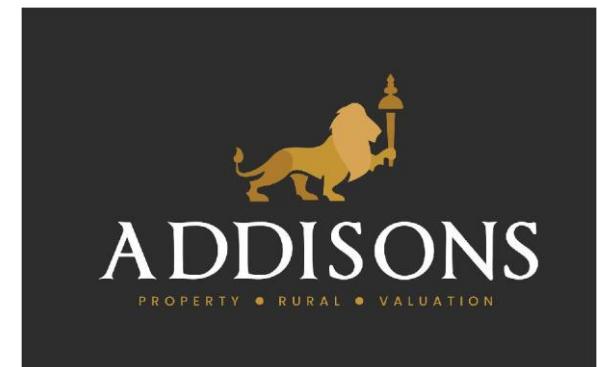
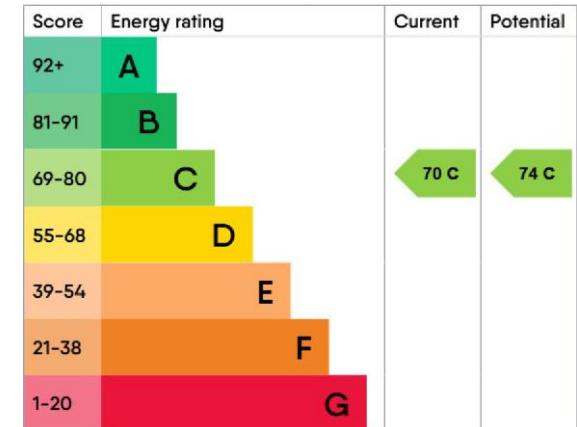
9b North Terrace, Gainford



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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