



ADDISONS
PROPERTY • RURAL • VALUATION

Selset Close

Barnard Castle



EPC Rating: B



Price:

£235,995

Call for an Appointment

01833 638094

ABOUT THE PROPERTY

'The Brough' is a three bedroom semi detached property situated within the popular Tilia Homes, Castle Croft Startforth Development.

The property is located in the sought-after village of Startforth, west of the historic and popular market town of Barnard Castle. There are a number of nurseries, primary and secondary schools in Barnard Castle including Barnard Castle School and Teesdale School. Darlington and Bishop Auckland are both within close proximity, while the cities of Newcastle, Durham, York and Leeds also easily accessible. The property lies within easy reach of the A66 and A1(M), bringing many areas within commuting distance.

ACCOMMODATION

GROUND FLOOR

Hallway

Doors to all ground floor accommodation, understairs storage cupboard, radiator and stairs rising to the first floor.

Cloakroom

WC, hand wash basin, radiator and window.

Living Room

French doors leading to the garden and radiator.

Dining Kitchen

Fitted with an excellent range of wall and floor units integrated appliances to include fridge/freezer, gas hob and electric oven, extractor hood, stainless steel sink with mixer tap and drainer and radiator.

There is space within the kitchen for a family-sized dining table and chairs.

FIRST FLOOR

Landing

Two storages cupboards and doors leading to all accommodation.

Master Bedroom

Window overlooking the rear elevation, radiator and doors to En- Suite shower room fitted with walk in shower, low level WC, hand wash basin, window and towel radiator.

Bedroom 2

Window overlooking the front elevation and radiator.

Bedroom 3

Window overlooking the front elevation and radiator.

Bathroom

Panelled bath with shower over, low level WC, hand wash basin, towel radiator and window.

EXTERNALLY

Rear garden and parking spaces for two cars.

TENURE

Freehold

SERVICES

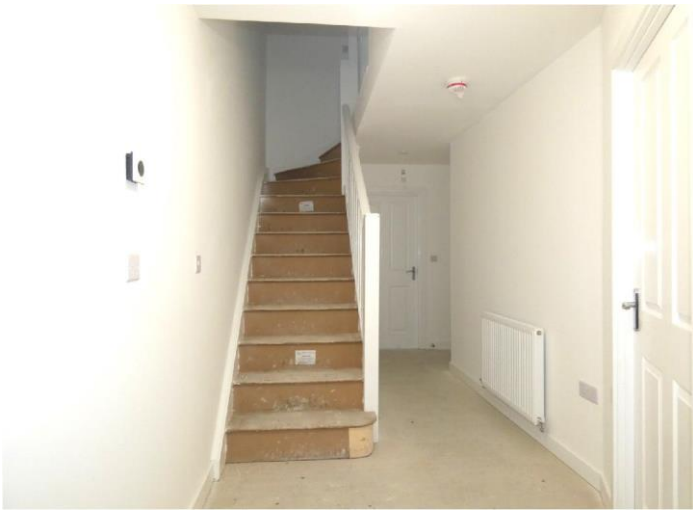
Gas Fired Central Heating, Mains Electricity & Drainage.

COUNCIL TAX

TBC

BROCHURE

CT-20.10.23



Floor Plan

Floor Plans

Ground Floor

First Floor

Lounge

10'2" X 15'5" (3.10m X 4.70m)

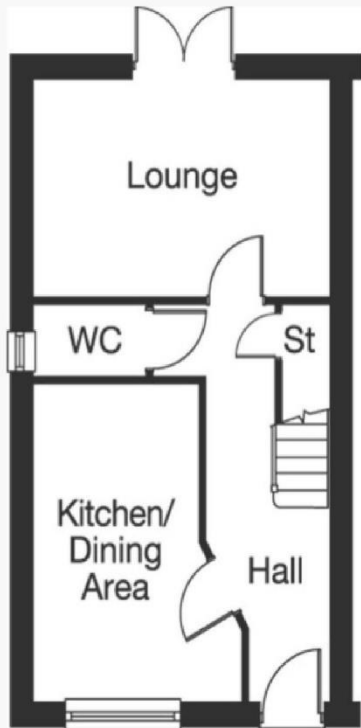
Kitchen/Dining Area

10'9" X 14'9" (3.28m X 4.50m)

Cloaks

3'3" X 6'0" (0.99m X 1.83m)

The room sizes shown are taken to the widest point in each room wall to wall, and a tolerance of +/- 50mm is allowed. Computer generated image. External finishes on certain designs, layouts, window positions and styles may vary, please check with the Sales Advisor/ Agent. These floor plans are a guide only and may be subject to change.



Ground Floor

First Floor

main bedroom

10'2" X 13'2" (3.10m X 4.01m)

En-Suite

5'3" X 5'9" (1.60m X 1.75m)

Bedroom 2

8'1" X 11'5" (2.46m X 3.48m)

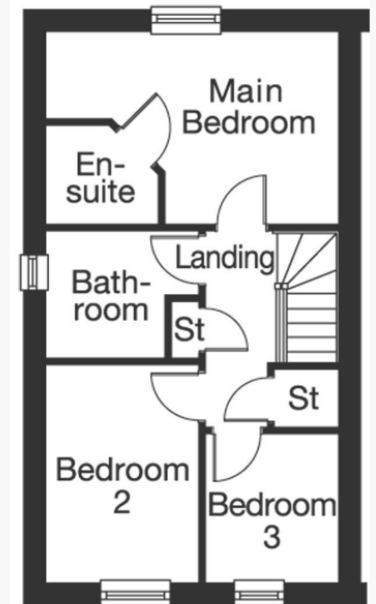
Bedroom 3

7'0" X 7'8" (2.13m X 2.34m)

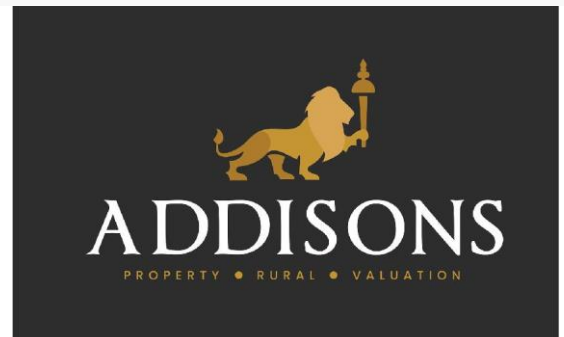
Bathroom

6'3" X 6'7" (1.91m X 2.01m)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		96
81-91	B	84	
69-80	C		
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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