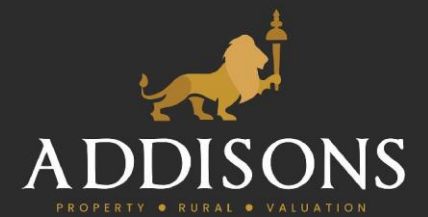


1 Richardson Close

Winston



ABOUT THE PROPERTY

A beautifully presented two bedroom semi-detached house enjoying wonderful views to the rear and benefitting from a garage, outbuilding and gardens to three sides.

Briefly comprising: - Living Room, Kitchen, Cloakroom, Two Double Bedrooms and Bathroom. Gardens, Garage and Outbuilding. Oil Fired Central Heating and Double Glazing Throughout.

The village of Winston lies high up on the banks of the River Tees adjacent to the road between Barnard Castle and Darlington allowing good access to the A66 and A1 and also to the main line station in Darlington.



ADDISONS

PROPERTY • RURAL • VALUATION

13 Galgate Barnard Castle, County Durham, DL12 8EQ
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ACCOMMODATION

GROUND FLOOR

Upvc front entrance door leading into

Entrance Vestibule

Stairs rising to the first floor and door leading through to

Living Room

Feature fireplace with electric fire, marble back and hearth. Window overlooking the front garden, understairs storage cupboard and radiator. Door through to

Kitchen

Fitted with a range of wall and floor units with contrasting worktops and tiled splashbacks. Plumbing for washing machine, integrated fridge, space for slot-in cooker, stainless steel sink unit with mixer taps and drainer. Tiled flooring, window overlooking the rear garden and radiator. Door through to

Rear Entrance Vestibule

Upvc rear entrance door leading out to the garden. Cloakroom off with low level wc and obscured glass window to the side elevation.

FIRST FLOOR

Landing

Window to the side elevation with views over fields and rooftops. Access to loft space and sliding door entry to bathroom.

Bedroom One

Double bedroom situated to the front of the property, radiator, built-in storage cupboard with hanging rail and shelves.

Bedroom Two

Double bedroom with radiator, window overlooking the rear garden and views across open countryside.



Bathroom

A newly fitted bathroom suite comprising panelled bath with electric shower over, pedestal hand wash basin, low level wc, airing cupboard with towel radiator, partially tiled walls and obscured window to the rear elevation.

EXTERNALLY

The property is accessed through a wrought iron gate with steps leading onto a pathway providing access to the front, side and rear gardens. The front garden is mainly laid to lawn with borders planted with mature trees and shrubs.

To the side of the property there is a planted flower bed and oil tank. The rear garden is mainly laid to lawn with planted border and two outdoor stores within the outbuilding which houses the oil fired central heating boiler.

Viewing

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

Tenure

Freehold

Council Tax

Band B

Services

Mains Electricity, Water & Drainage, Oil Fired Central Heating.

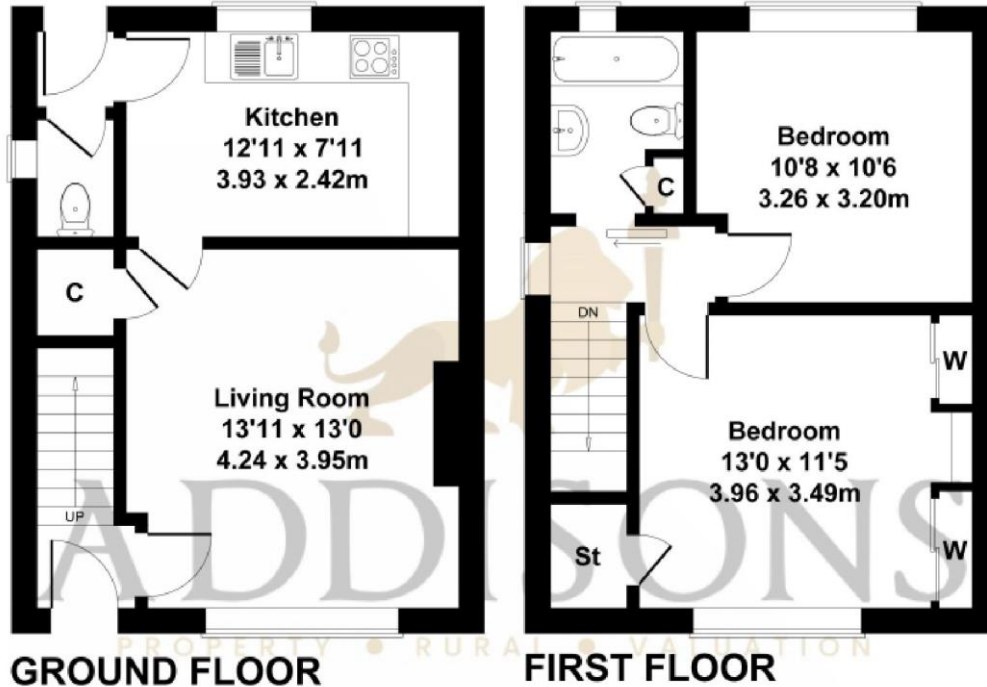
Brochure

Photos and Details taken February 2024



Floor Plan

1 Richardson Close, Winston

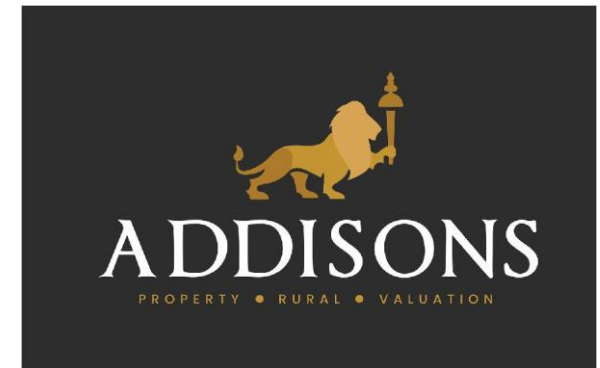


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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.

Produced by Potterplans Ltd. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		78
55-68	D	56	
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



T: 01833 638094

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