



ADDISONS
PROPERTY • RURAL • VALUATION

Wood Street

Barnard Castle



EPC Rating: N/A



Price:
£165,000

Call for an Appointment
01833 638094

ABOUT THE PROPERTY

A desirable two bedroom terraced house which has been recently refurbished by the current owners, located within easy walking distance of Barnard Castle town centre.

The property benefits from gas fired central heating and double glazing throughout.

Barnard Castle is a thriving market town set within the picturesque Teesdale Valley and has a good range of local amenities including shops, banks, cafes, restaurants, well respected schools, doctor's surgery, golf course and the Bowes Museum. The town is located within easy reach of the A66, allowing access across the region to the east and also to the west.

Entrance Vestibule

UPVC front entrance door. Stairs rising to the first floor and door to living room.

Living Room

Inglenook fire place, shelving to alcoves, window to the front elevation and radiator. Through access to dining room.

Dining Room

Window overlooking the rear yard, under stairs storage cupboard and radiator.

Kitchen

Modern fitted kitchen with shaker style wall and floor units with laminate worktops incorporating stainless steel sink unit and tiled splashbacks. Integrated electric oven and hob, plumbing for washing machine, cupboard housing gas central heating boiler. Inset lighting, tiled floors, window to the side elevation and door accessing yard.

FIRST FLOOR

Landing

Loft hatch and doors accessing the first floor accommodation.

Bedroom 1

Double bedroom with built-in cupboard, radiator and window to the front elevation.

Bedroom 2

Double bedroom, radiator and window to the rear elevation.

Bathroom

Fitted with a modern bath suite comprising panelled bath, walk-in shower, cabinetted hand wash basin, low level wc and tiled splashbacks. Radiator, obscured glazed window and inset lighting.

EXTERNALLY

To the rear of the property there is a paved yard with external lighting and water tap. Brick built garden store having both power and light. Rear access lane.

COUNCIL TAX

Band B

TENURE

Freehold

VIEWING

Viewing strictly by appointment through the selling agents Addisons Chartered Surveyors Tel: 01833 638094 opt 1.

BROCHURE

Photographs and details taken February 2024.



Floor Plan

6 Wood Street

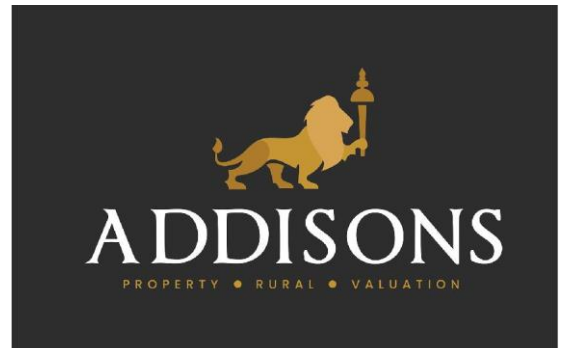


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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		87
69-80	C	72	
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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