

# Fife Road

## Barnard Castle



EPC Rating: D



Price:  
**£285,000**

Call for an Appointment  
**01833 638094**

# ABOUT THE PROPERTY

A wonderful opportunity to purchase this desirable two bedroom semi detached bungalow in a prime location within Barnard Castle. The property offers spacious accommodation inside and out, enjoying views over Barnard Castle Cricket field and beyond.

The accommodation briefly comprises: - Entrance Vestibule, Hallway, Living Room, Kitchen, Rear Entrance with Utility Cupboard, Shower Room, Two Double Bedrooms and Attic Room. Externally there is a Driveway, Single Garage, Patio Area, Lawned Garden and Allotment Garden. Gas Fired Central Heating and Double Glazing throughout.

Early viewing is essential to avoid disappointment.

## GROUND FLOOR

### **Entrance Vestibule**

Composite double glazed front entrance door, tiled flooring and hardwood inner door leading to the hallway.

### **Hallway**

Coving to ceiling, dado rail, radiator and doors accessing all the the accommodation.

### **Living Room**

A good sized reception room with bay window enjoying views over the rear garden, cricket field and views beyond. Wooden fireplace with marble sides and hearth, gas fire, two radiators, coving to ceiling, dado rail and wall lights.

### **Kitchen**

Fitted wooden wall and floor units with worktop incorporating sink unit and drainer, tiled splash backs. Integrated gas oven and hob with extractor fan unit above, space for fridge freezer, plumbing for dishwasher, wall mounted gas central heating boiler. Space for table and chairs, window overlooking the garden, obscured glazed window to the side elevation, coving to ceiling, tiled flooring and door leading to rear vestibule.

### **Rear Entrance**

Tiled flooring, cloaks rail and access to utility cupboard. UPVC door to timber side entrance porch. Utility cupboard with plumbing for washing machine, shelves and worktop.

### **Entrance Porch**

Small timber porch providing access to the side elevation.

### **Shower Room**

Fully tiled shower room with shower cubicle, cabinetted hand wash basin, low level wc, radiator and obscured glazed window to the side elevation. Airing cupboard with radiator.

### **Bedroom 1**

Double bedroom with bay window looking out over the front garden, coving to ceiling, dado rail, radiator and built in wardrobe.

### **Bedroom 2**

Double bedroom with bay window to the front elevation, coving to ceiling, dado rail, radiator and built in wardrobe.

## FIRST FLOOR

### **Attic Room**

Accessed from the hallway via a wooden ladder style fixed staircase which leads to a landing area with storage cupboard. Door entry to the attic room which is boarded with light and power. Window to the side elevation.

## EXTERNALLY

Wrought iron gates provide entry to the property which has a block paved driveway for a number of vehicles and a single garage. Pebbled flower bed, planted borders and rockery garden.

Single Garage with up and over door having both light and power.

Gated access beside the garage leads to the side elevation with water tap, electric socket and the side entrance porch. To the rear of the property there is a patio area ideally positioned to take in the full garden and the views beyond. Steps lead down to a lawned a bordered garden with pathway leading to an allotment garden with two sheds.

## **COUNCIL TAX**

Band D

## **TENURE**

Freehold

## **VIEWING**

Strictly by appointment through the selling agents Addisons Chartered Surveyors 01833 638094 opt 1.

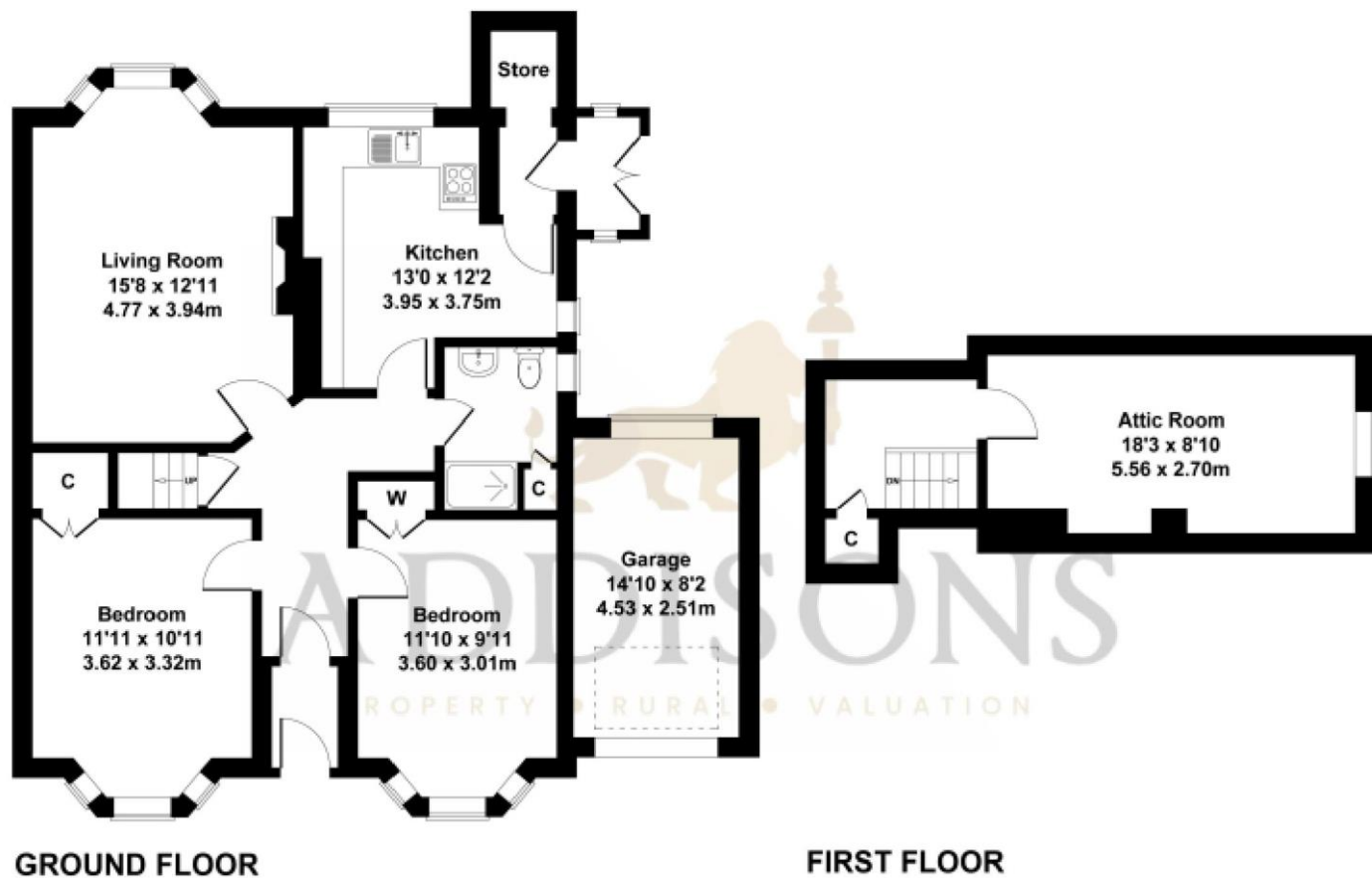
## **BROCHURE**

Details and photographs taken March 2024.



# Floor Plan

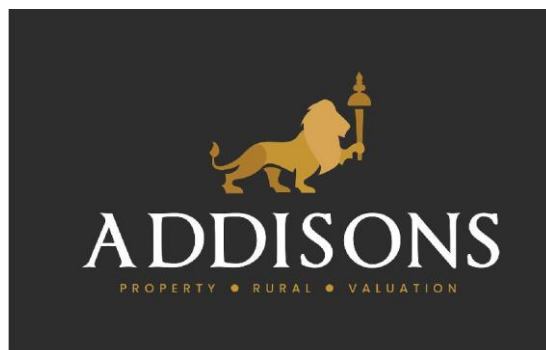
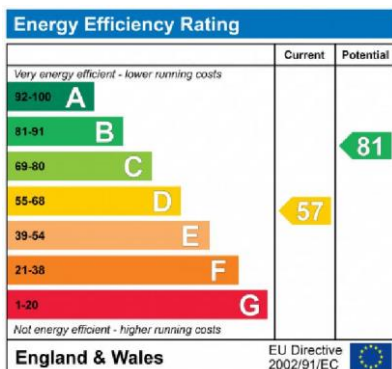
## 4 Fife Road, Barnard Castle



### 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



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