



Grangefields

Startforth



ADDISONS

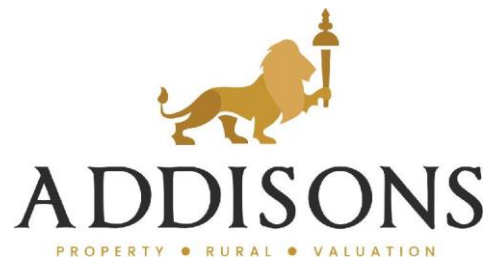
PROPERTY • RURAL • VALUATION

ABOUT THE PROPERTY

A well-presented modern two-bedroom property situated on the edge of the popular village of Startforth. This property is suited to a variety of purchasers ranging from First Time Buyers to Investors. Early viewing is advised to avoid disappointment.

The property benefits from Gas Fired Central Heating (New Boiler) and Double Glazing throughout and briefly comprises, Entrance vestibule, Cloakroom and Open Plan Living/Kitchen to the Ground Floor. The First-Floor benefits from Two Double Bedrooms and Family Bathroom. Externally there is parking for two cars and fully enclosed Rear Garden.

Grangefields is situated within a twenty minute walk of the centre of Barnard Castle, which is a popular market town within the picturesque Teesdale Valley, with a good range of local amenities.



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ACCOMMODATION

GROUND FLOOR

Entrance Vestibule

Door leading to the Ground Floor accommodation, Cloakroom and storage cupboard with plumbing for a washing machine and gas combi boiler.

Cloakroom

Low level wc, hand wash basin, obscured window and radiator.

Open Plan Living/Dining/Kitchen

Kitchen Area A fitted Kitchen with a good range of wall and base units with contrasting work surfaces and tiled splashbacks, integrated electric oven with gas four ring hob, stainless extractor hood, sink unit with mixer tap and drainer, plumbing for washing machine and space for freestanding fridge freezer.

Living Area With French doors leading out to the Garden, radiator and stairs leading to the First Floor.



FIRST FLOOR

Landing

Providing access to the First Floor accommodation.

Master Bedroom

Master bedroom situated to the rear elevation with window overlooking the Garden. Radiator.

Bedroom 2

A double bedroom situated to the front of the property, with two windows overlooking the front elevation and radiator.

Bathroom

Low level wc, pedestal wash hand basin, panelled bath with mains shower and screen, tiled splashback, radiator.



EXTERNALLY

To the front there is a parking space with a path leading to the front door and another leading to the rear of the property. To the rear of the property there is a fully enclosed private garden mainly to lawn with patio area.

PRICE

£165,000.

SERVICE CHARGE

An annual maintenance charge is payable of £150.00.

VIEWING

Strictly by appointment through the selling agent.

TENURE

Freehold.

COUNCIL TAX

Band B

SERVICES

Gas Central Heating, Mains Electricity, Water and Drainage.

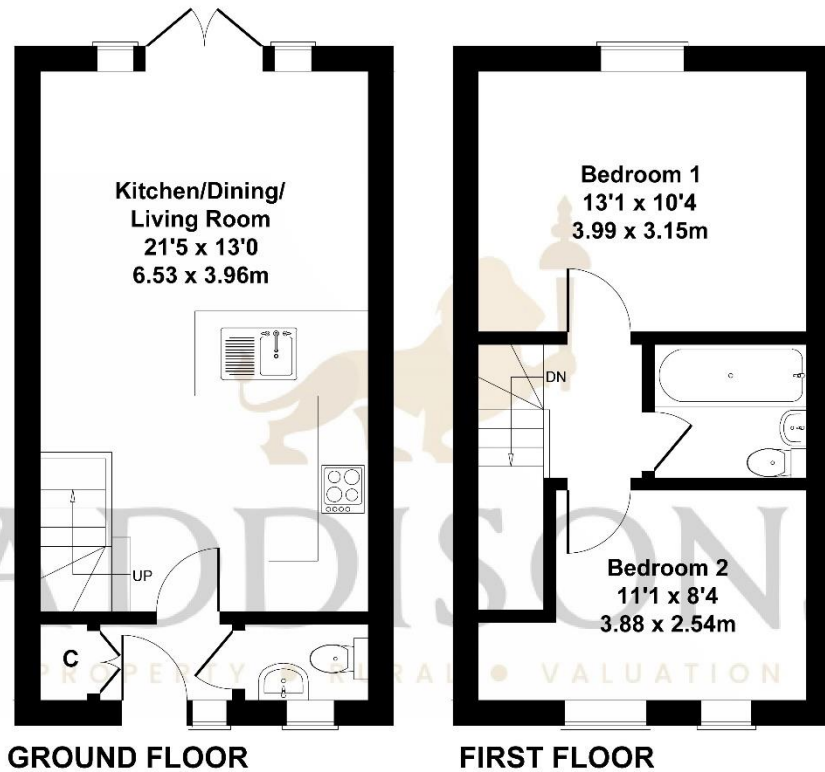
BROCHURE

Photographs and Details taken May 2024.



Floor Plan

45 Grangefields

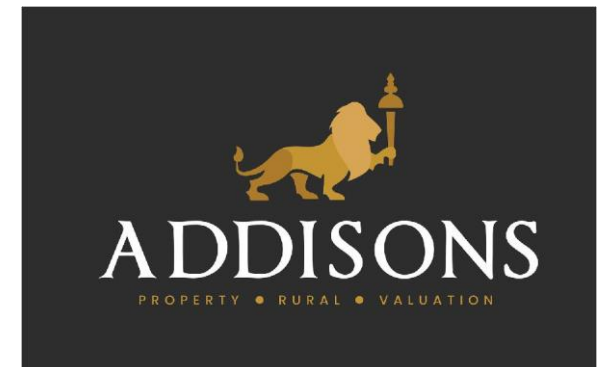


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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 | | 96 |
| 81-91 | B | 81 | |
| 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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