



ADDISONS
PROPERTY • RURAL • VALUATION

Kirk View

Barnard Castle



EPC Rating: C



Price:
£179,450

Call for an Appointment
01833 638094

ABOUT THE PROPERTY

A wonderful opportunity to purchase this desirable stone built terraced house offering spacious accommodation over three storeys with the added benefit of a rear yard and good sized garden.

The property is ideally located for local schools and leisure facilities, making it an ideal family home.

Early viewing is essential to avoid disappointment.

Entrance Vestibule

Stairs rising to the first floor and part glazed door leading through to the Living Room.

Living Room

Good sized reception room with wood effect flooring, inglenook fireplace with wooden mantelpiece and stone hearth. Window to the front elevation, radiator, built-in storage cupboard, wall lights and coving to ceiling. Through access directly into the Dining Room.

Dining Room

Built-in storage cupboards with shelves over to alcoves, under stairs storage cupboard, window to the rear elevation looking out over the rear yard. Wood effect flooring, inset lighting and central ceiling light.

Kitchen

Fitted with a range of Shaker style wall and floor units with wood effect worktops incorporating stainless steel sink unit with mixer tap and drainer. Integrated electric hob and fan oven with extractor fan unit over. Plumbing for dishwasher, space for fridge/freezer, wood effect flooring, radiator, window to the side elevation and rear access door leading out to the rear yard.

FIRST FLOOR

Bedroom 1

Double bedroom located to the rear of the property with coving to ceiling, radiator and window.

Bedroom 2

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

Bathroom

Panelled bath with over bath shower, pedestal hand wash basin, low level wc, heated and towel radiator. Airing cupboard housing gas fired central heating boiler, inset lighting, obscured glazed window and wood effect flooring.

SECOND FLOOR

Bedroom 3

Attic bedroom with radiator, storage cupboard and window enjoying views to the rear.

EXTERNALLY

To the rear of the property there is an enclosed yard with outside lighting, water tap and attached utility/store.

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To the rear of the property there is an enclosed yard with outside lighting, water tap and attached utility/store.

Utility/Store - with Belfast sink, plumbing for washing machine, space for tumble dryer, shelved storage, lighting and electric socket.

There is gated access from the yard to a shared rear access lane which has vehicle access but no provision for parking. Across the lane there is an attractive gated entry which is shared with neighbouring properties and leads to an enclosed garden. The garden is predominantly laid to lawn with wooden store.

Designated parking space to the front of the property.

VIEWING

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

COUNCIL TAX

Band B

SERVICES

Mains Water, Mains Gas and Mains Electricity. Double Glazing and Gas Fired Central Heating

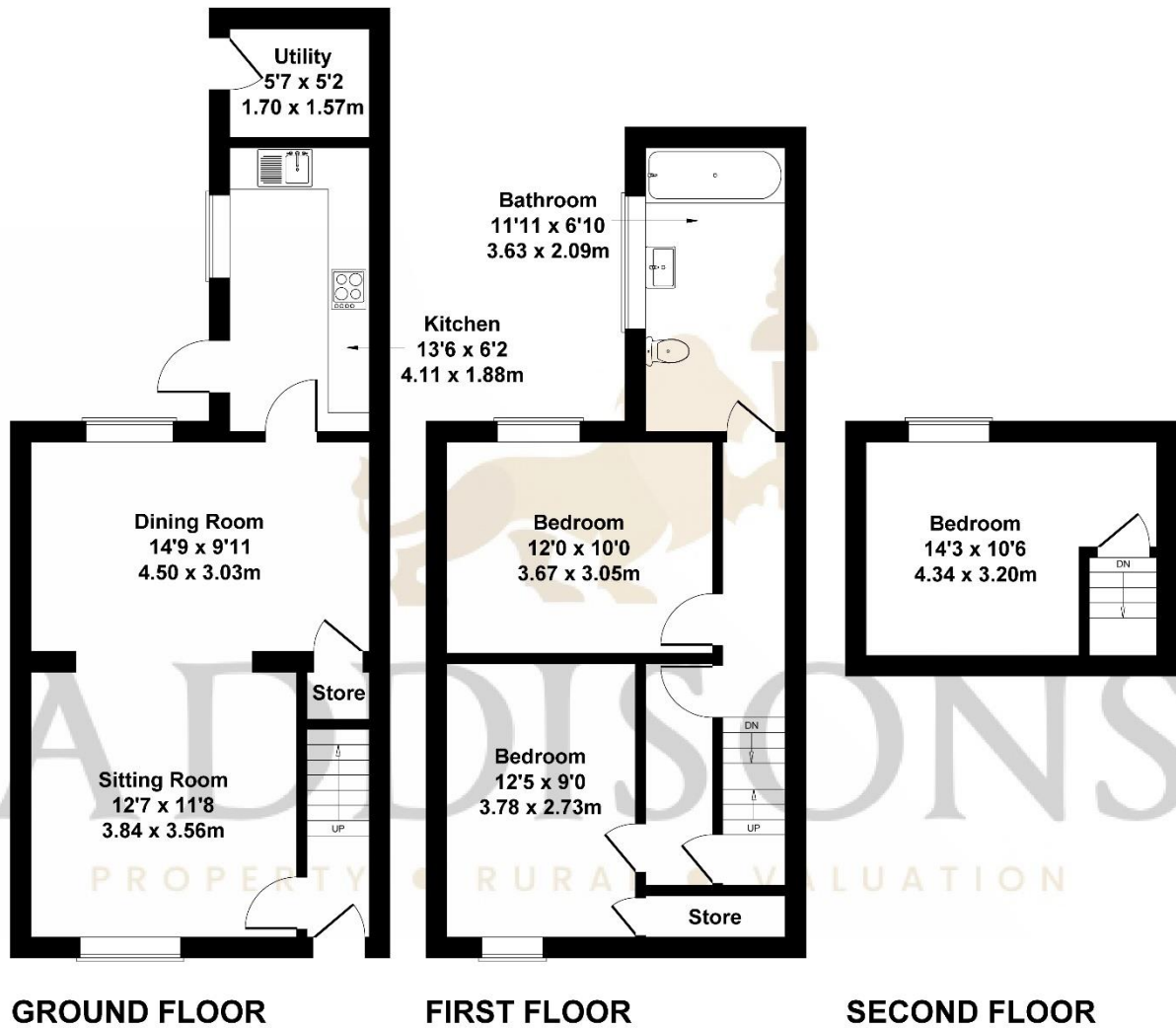
BROCHURE

Photographs and details taken January 2024.



Floor Plan

38 Kirk View

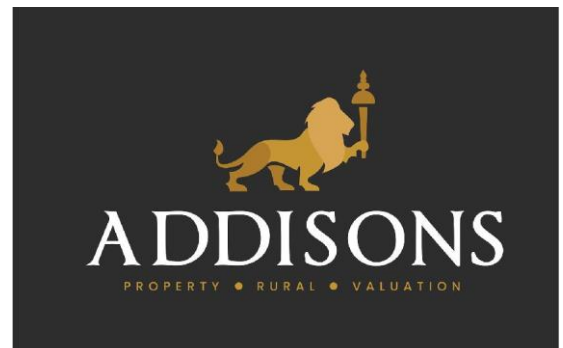


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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		85
69-80	C	71	
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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