

The image shows the rear garden of a two-story red brick house. On the left is a dark grey metal shed. A clothesline is attached to the brick wall, with a white garment hanging on it. A black downspout runs vertically from the roofline. The main house has a dark door with a small window, a satellite dish, and two windows with white frames and stone lintels. A hanging basket with pink flowers is on the right wall. The ground is paved with large, light-colored stone tiles. The sky is overcast.

Harmire Close

Barnard Castle

ABOUT THE PROPERTY

We are pleased to offer to the market this immaculately presented, beautifully decorated two bedroom terraced house, enjoying the added benefit of a converted loft. This property and its quality fittings can only be fully appreciated upon viewing, which we highly recommend.

The accommodation briefly comprises: - Living Room, Kitchen, Rear Entrance Porch, Two Bedroom and Bathroom. Second floor Loft Conversion and WC. Externally there is a rear raised Patio and Designated Parking. 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.



ADDISONS

PROPERTY • RURAL • VALUATION

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ACCOMMODATION

GROUND FLOOR

The property is entered from Railway Terrace through a double glazed front door directly into the living room. **Living Room** - A well proportioned room with central ceiling light, wall mounted tv socket and window to the front elevation. Stairs rising to the first floor accommodation and door through to the kitchen. **Kitchen** - Fitted with a modern shaker wall and floor units, tiled splashbacks, wood effect worktops incorporating sink unit with mixer tap and drainer. Integrated oven and hob with extractor fan unit over, plumbing for washing machine and space for American style fridge freezer. Breakfast bar with storage units below and wall mounted tv socket. Through access to rear entrance porch. **Rear Entrance Porch** - Shaker style fitted wall and floor units with wood effect worktop. Door accessing the rear of the property and door to cloakroom. **Cloakroom** - Cabinetted hand wash basin and low level wc.

FIRST FLOOR

Landing - providing access to all first floor accommodation. **Bedroom One** - Double bedroom located to the rear of the property with sliding mirrored wardrobes. **Bathroom** - Contemporary fully tiled bathroom comprising panelled bath with mains shower and screen, cabinetted hand wash basin and low level wc, illuminated bathroom mirror, heated towel rail. **Second Bedroom** - Located to the front of property with wall mounted tv socket.

SECOND FLOOR

The **Loft Space** has its own independent staircase accessed from the the landing. The loft has been converted to a very useable space with the benefit of having its own separate **WC**.

EXTERNALLY

The property has on-street parking to the front with an **Allocated Parking Space** to the rear. To the rear there is paved area directly behind the property with steps leading a raised **Patio** area.

SERVICES

Mains electricity, gas, water and drainage. Gas fired central heating

PRICE

£180,000

COUNCIL TAX

Band B

TENURE

Freehold

VIEWING

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

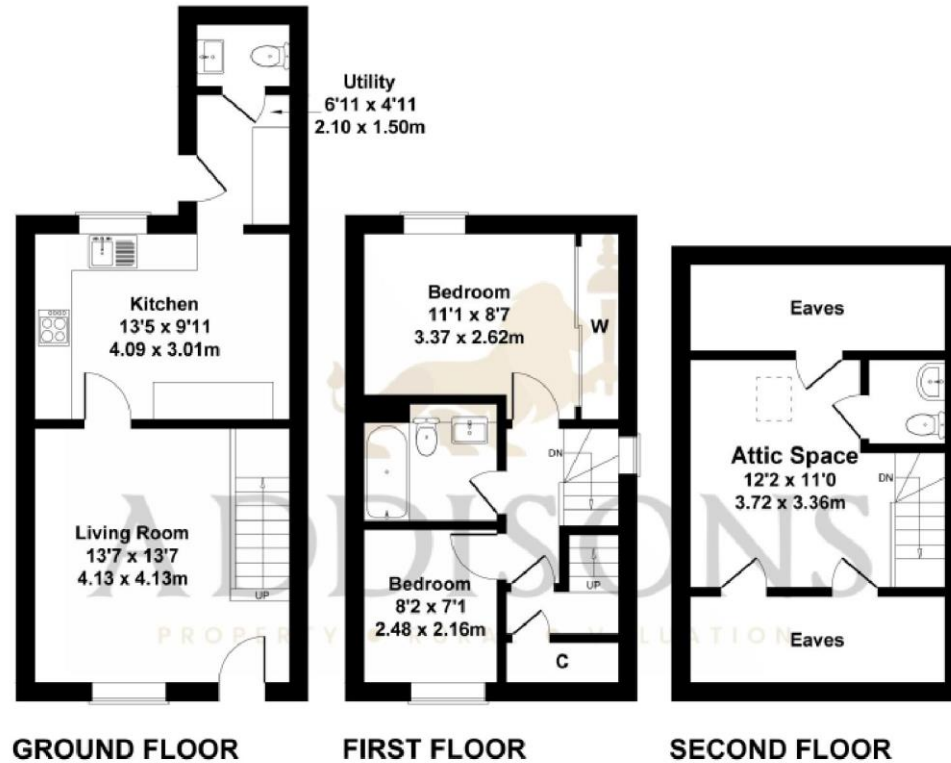
BROCHURE

Photographs and details taken June 2024.



Floor Plan

8 Harmire Close

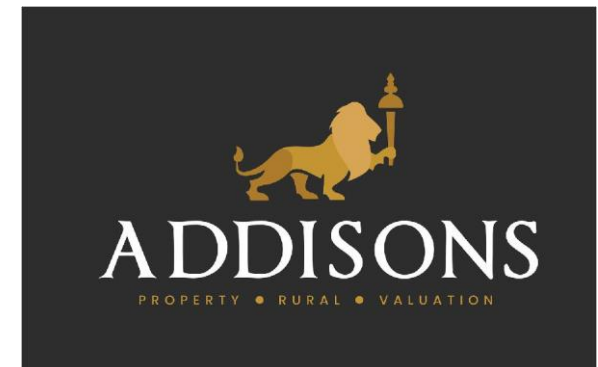


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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	76	
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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