



Churchill Road

Barnard Castle



ADDISONS

PROPERTY • RURAL • VALUATION

ABOUT THE PROPERTY

A wonderful opportunity to purchase this three bedroom end terraced family home ideally located for local primary and secondary schools.

The accommodation briefly comprises:- Entrance Hall, Kitchen, Living Room, Three Bedrooms and Bathroom. Rear Courtyard Garden with Stores. Benefitting from Double Glazing and Gas Fired Central Heating Throughout. This property is suited to a variety of purchasers including first time buyers and those looking for an investment opportunity.

The market town of Barnard Castle is situated at the heart of the picturesque Teesdale Valley but within easy reach of the A66 and onwards to the A1. This market town services a wonderful and vibrant community and boasts an expansive range of local amenities but lying only thirty minutes from the main line station in Darlington.



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ACCOMMODATION

GROUND FLOOR

Entrance Hall

Double glazed front door with side light, laminate flooring, radiator, dado rail and understairs storage cupboard. Doors providing access to the kitchen and living room.

Kitchen

Modern fitted kitchen with a range of wall and floor units with contrasting worktops incorporating stainless steel sink unit. Space for slot-in gas/electric cooker, stainless steel splashback, chimney style extractor fan, space for upright fridge/freezer and plumbing for washing machine. Tiled flooring, radiator and window to the front elevation. There is space within the kitchen for a dining table and chairs.

Living Room

Features a gas fire with wood surround, marble back and heath, radiator, window to the side elevation and French doors leading out to the rear yard. Stairs providing access to the first floor accommodation.

FIRST FLOOR

Landing

Loft hatch and doors providing access to the first floor accommodation.

Bedroom One

Double bedroom with window to the front elevation, coving to ceiling and radiator.

Bedroom Two

Double bedroom with built-in wardrobes, storage cupboard, coving to ceiling, radiator and window to the rear elevation.



Bedroom Three

Window to the rear elevation, coving to ceiling and radiator.

Bathroom

Panelled bath, pedestal hand wash basin, low level WC, heated towel rail and obscured glazed window.

EXTERNALLY

Open plan easily managed front forecourt pebbled garden with paved entry to the property.

To the rear of the property there is a decked/paved patio garden with general storage building having both light and power with attached former coal house. External lighting and cold water tap.

PRICE

£165,000

COUNCIL TAX

Band B

TENURE

Freehold

SERVICES

Mains Water, Mains Gas, Mains Electricity and Mains Sewerage

VIEWING

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

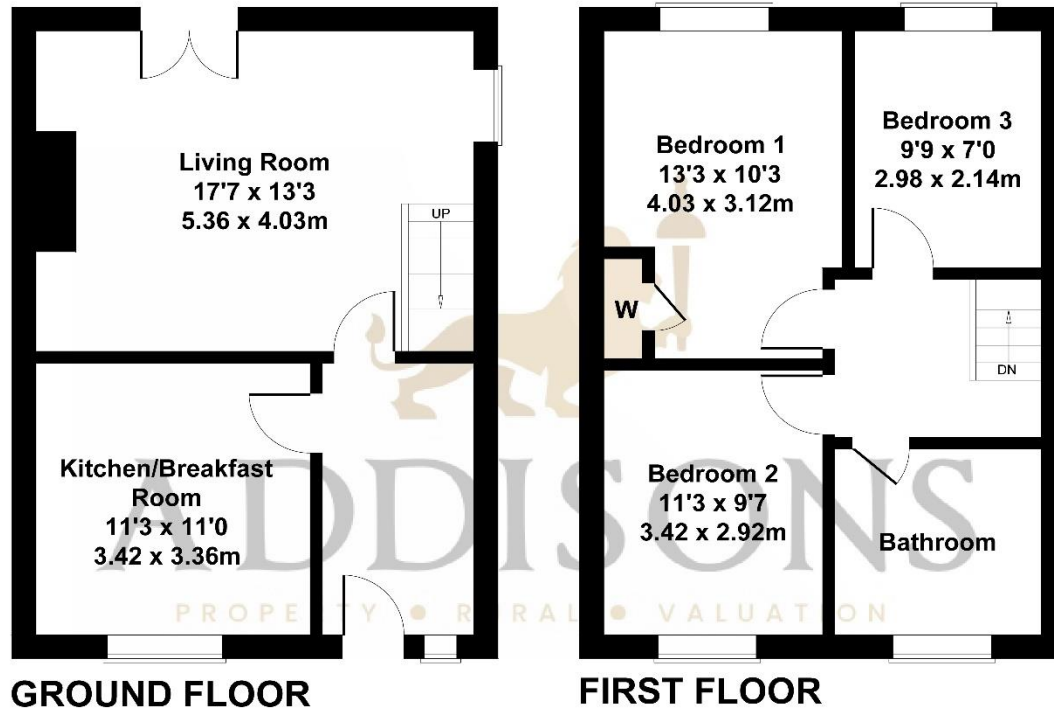
BROCHURE

Details and photographs taken July 2024.



Floor Plan

3 Churchill Road, Barnard Castle.

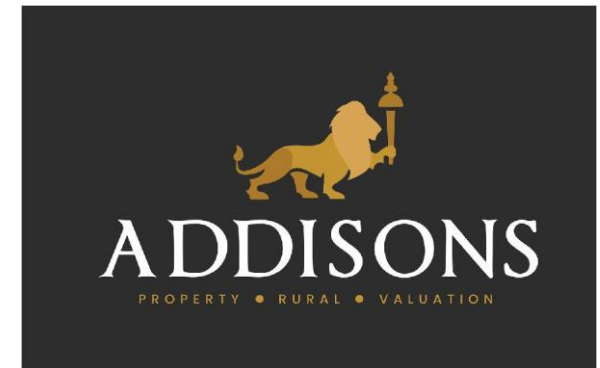


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		81
69-80	C		
55-68	D	65	
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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