



Bouch Way
Barnard Castle



ABOUT THE PROPERTY

A well-presented modern three-bedroom property with garden and garage situated on the edge of a popular development within the market town of Barnard Castle.

The property benefits from Gas Fired Central Heating and Double Glazing throughout and briefly comprises an Entrance Hall, Cloakroom, Living Room and Dining Kitchen to the Ground Floor and Master Bedroom with En Suite shower room, two further Bedrooms and a family Bathroom t the First Floor. To the exterior of the property there is a open plan front Garden and enclosed rear Garden and Garage.

Barnard Castle is a popular market town situated in the picturesque Teesdale Valley and has a good range of local amenities including shops, cafes, restaurants, and well-respected schools The town enjoys a good connection to the A66 and A1, making the property within commuting distance of Teesside, Newcastle, Durham and Darlington.



ADDISONS

PROPERTY • RURAL • VALUATION

13 Galgate Barnard Castle, County Durham, DL12 8EQ
01833 638094
info@addisons-surveyors.co.uk

ADDISONS-SURVEYORS.CO.UK



ACCOMMODATION

GROUND FLOOR

Entrance Hall

Doors to all Ground Floor accommodation, stairs to the First Floor, cloaks cupboard and window to side elevation.

Cloakroom

WC, hand wash basin, extractor fan and radiator.

Living Room

With bay window overlooking the front elevation, feature fireplace with electric fire inset, coving to ceiling, oak flooring, radiator and double doors leading into the Dining Kitchen.

Dining Kitchen

Including an excellent range of wall and floor units, integral fridge freezer, washing machine and dishwasher, induction hob with extractor hood above, double electric oven, Belfast sink, cupboard housing central heating boiler, window overlooking the rear garden, tiled flooring and patio door providing access to the rear. The Kitchen also provides ample space to accommodate a dining table and chairs.

FIRST FLOOR

Landing

Window to the side elevation, cupboard housing the water tank, loft hatch leading to partially boarded loft space with lighting.

Master Bedroom

With window overlooking front elevation, a range of fitted bedroom furniture including wardrobe and drawer unit, radiator and door to the En-Suite which comprises a wall in shower, wc, hand wash basin and radiator.

Bedroom 2

With window overlooking the rear Garden and radiator.

Bedroom 3

With window overlooking the rear elevation, and radiator.

Bathroom

Panelled bath, wc, hand wash basin, radiator, partially tiled walls and obscured window.

EXTERNALLY

The front of the property benefits from an open plan front Garden which is mainly laid to lawn with pathway leading to the front door. To the rear is a low maintenance rear courtyard style Garden with wall and fenced boundaries, paved patio seating areas, rear access gate and door to the Garage.

Garage- A single Garage with up and over door, power and light.

PRICE

£260,000.

VIEWING

Strictly via appointment through the selling agents.

TENURE

Freehold

COUNCIL TAX

Band C

SERVICES

Gas Central Heating, Mains Electricity, Water and Drainage.

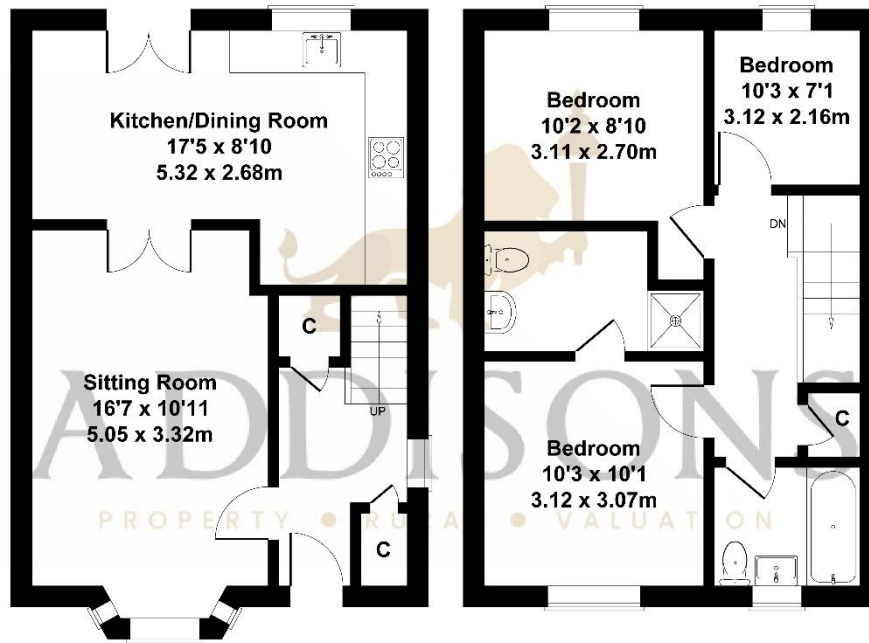
BROCHURE

Photographs and Details taken July 2024.



Floor Plan

1 Bouch Way




GROUND FLOOR

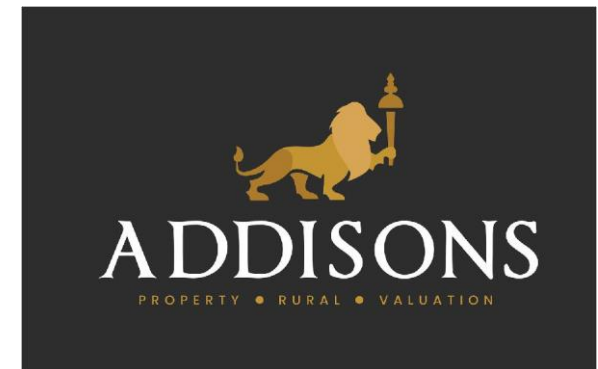
FIRST FLOOR

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
Vary energy efficient - lower running costs			
92-100	A		
81-91	B		88
69-80	C	72	
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 	



Addisons Chartered Surveyors gives notice that: These particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Addisons Chartered Surveyors has any authority to make any representation or warranty whatever in relation to the property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property.

T: 01833 638094

ADDISONS-SURVEYORS.CO.UK