



Grangefields

Startforth



ABOUT THE PROPERTY

A well presented three-bedroom detached property with gardens and garage situated in a popular quiet estate within Startforth.

The property is generously proportioned throughout and would make an ideal family home. The accommodation briefly comprises Entrance Hallway, Living room, Dining Room, Kitchen and Cloakroom to the Ground Floor with Three Bedrooms, one with En-suite, and Family Bathroom to the First Floor. Externally the property benefits from a driveway, integral garage and garden to the rear.

Startforth is situated only a mile from the town centre which is reached by a pleasant walk over the Tees, either via County Bridge or by the pedestrian Green Bridge. The village is also well serviced by local transport.

Barnard Castle is often referred to as the "Gateway to Teesdale" with many rural beauty spots close at hand. For the commuter, the A66, the A67 and the A1(M) provide links with the major commercial centres of the North East. Darlington mainline railway station and Durham Tees Valley international airport offer further communications with the rest of the country.



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

A welcoming hallway with doors leading to the ground floor accommodation and staircase rising to the first floor.

Dining Room

With window overlooking the front elevation, radiator, this room could lend itself to a variety of uses for example a office, playroom or dining room.

Living Room

A bright and spacious room with French doors leading to the garden, and radiator.

Kitchen

Fitted with a range of grey gloss wall and base mounted storage units topped with contrasting worksurfaces which incorporate a stainless-steel sink, integral appliances include an oven and gas hob with extractor over. There are voids for an undercounter washing machine and dishwasher along with further space for a freestanding fridge/freezer. Tiled to splash back with window overlooking the garden and door which allows entry to the rear.

Cloakroom

WC, wash hand basin and radiator.

FIRST FLOOR

Landing

A spacious landing with window overlooking the side elevation, loft hatch and doors leading to the accommodation.

Master Bedroom

With window overlooking the front elevation, fitted wardrobes, radiator and door leading to the En-Suite which comprises a walk-in shower, wc, hand wash basin, towel radiator, tiled splashbacks and obscured window to the front elevation. Please note the bed which is featured in the photograph is a king sized bed.

Bedroom 2

A further double bedroom with window overlooking the rear elevation, and radiator.

Bedroom 3

A single bedroom with window overlooking the rear elevation, and radiator.

Bathroom

A white suite comprising WC, wash hand basin, panelled bath with shower over, towel radiator, partially tiled walls and obscured window to the front elevation.

EXTERNALLY

To the front of the property there is a tarmacked driveway with space for two vehicles, along with paved and gravelled area to the side. The integral garage can be accessed via the up-and-over door which houses the gas central heating boiler and benefits from light and power. A side gate leads from the driveway into the good-sized rear garden which is mainly laid to lawn with patio area and a further decked seating area.

PRICE

£250,000

VIEWING

Strictly via appointment through the selling agents.

TENURE

Freehold

COUNCIL TAX

Band D

SERVICES

Gas Central Heating, Mains Electricity, Water and Drainage.

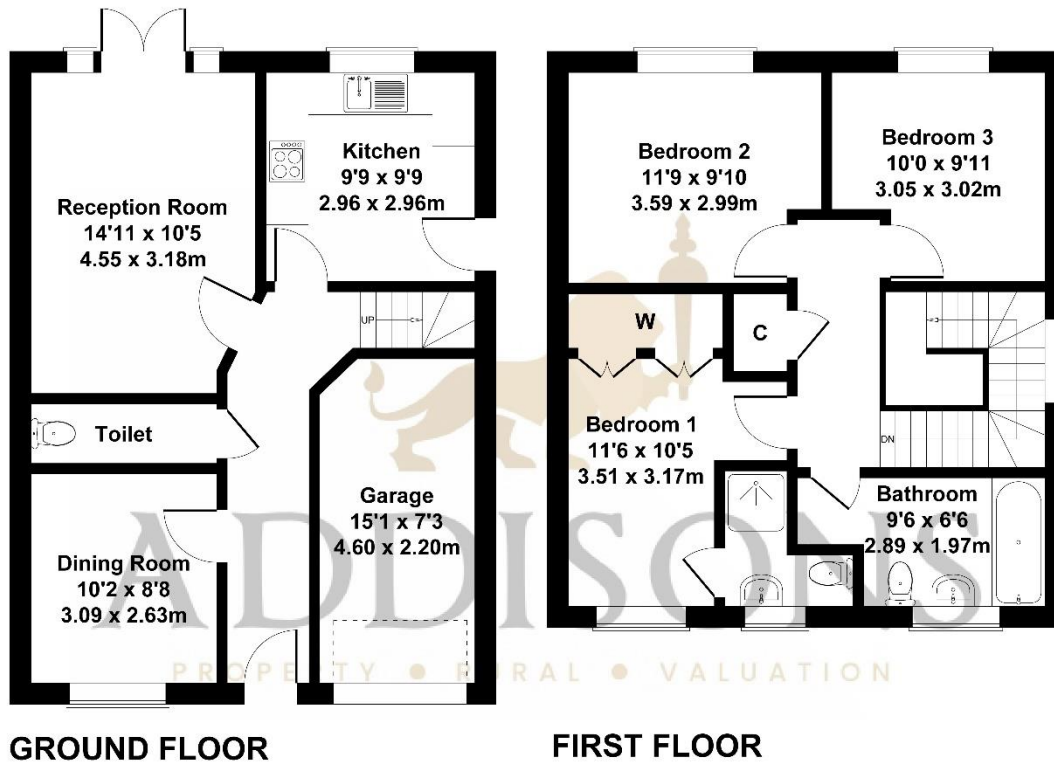
BROCHURE

Photographs and details taken October 2024.



Floor Plan

24 Grangefields

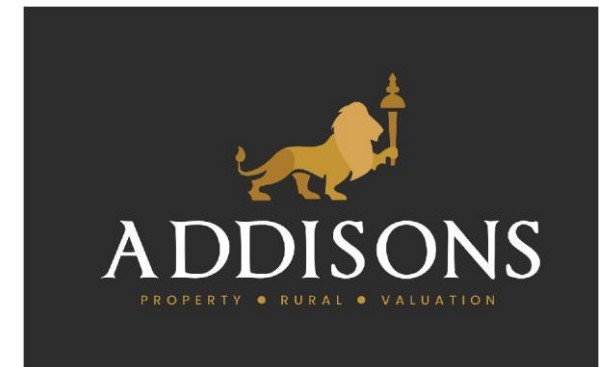


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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		93
81-91	B	82	
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	



T: 01833 638094

ADDISONS-SURVEYORS.CO.UK

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.