



Mayfield
Barnard Castle


ADDISONS
PROPERTY • RURAL • VALUATION

ABOUT THE PROPERTY

A wonderful opportunity to purchase this spacious family home located in a sought after area of Barnard Castle overlooking a central green. This semi detached house provides three bedroomed accommodation over two storeys with gardens to the front and rear. Single Garage and off street parking. The property is in need of full modernisation but benefits from gas fired central heating and double glazing throughout, providing an ideal opportunity for someone to make their own mark.

The accommodation briefly comprises- Entrance Hallway, Living Room, Dining Room, Cloakroom, Kitchen, Landing, Three Double Bedrooms, Large Walk-in Cupboard and Family Bathroom. Externally there gardens to the front and rear. Off road parking and single garage.

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

Hallway

Entrance hallway with storage cupboard, radiator, stairs rising to the first floor and under stairs storage cupboard. Doors accessing the ground floor accommodation.

Living Room

A generous reception room with feature fireplace with inset gas fire, radiator, twin lights and coving to ceiling. Large picture window to the front elevation overlooking the central green and window to the rear.

Dining Room

Situated to the front of the property with radiator and window.

Cloakroom

Low level wc, wall mounted hand wash basin with tiled splashback, radiator, wall light and obscured glazed window.

Kitchen

Fitted with a range of wall and floor units with worktop incorporating sink unit with mixer tap and drainer. Plumbing for washing machine, space for slot-in cooker and under counter appliances. Window overlooking the rear garden, radiator, rear access door and storage cupboard.

FIRST FLOOR

Landing

Doors accessing the first floor accommodation, radiator and large walk-in cupboard.

Bedroom 1

Double bedroom with fitted wardrobes and co-ordinating bedroom furniture, window to the front elevation and radiator. Loft hatch accessing the attic space.

Bedroom 2

Double bedroom with window to the front elevation, radiator and built-in wardrobe.

Bedroom 3

Double bedroom with window to the rear elevation and radiator.

Bathroom

Panelled bath, low level wc, pedestal hand wash basin, shower cubicle, radiator, fully tiled wall and obscured glazed window. Airing cupboard housing gas fired central heating boiler.

EXTERNALLY

Easily maintained gravelled front garden with pathway and steps leading to the front entrance. The pathway leads around to the rear of the property with access to the kitchen, cold water tap and storage shed. Steps lead to a raised lawned garden with mature trees and shrubs. Flagged area providing further off road parking with double gates providing access to the driveway and single garage. Single garage with up and over door, having both light and power installed.

PRICE

Offers in the region of £260,000

VIEWING

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

COUNCIL TAX

Band D

TENURE

Freehold

SERVICES

Mains electricity, mains gas, mains water and sewerage. Gas fired central heating.

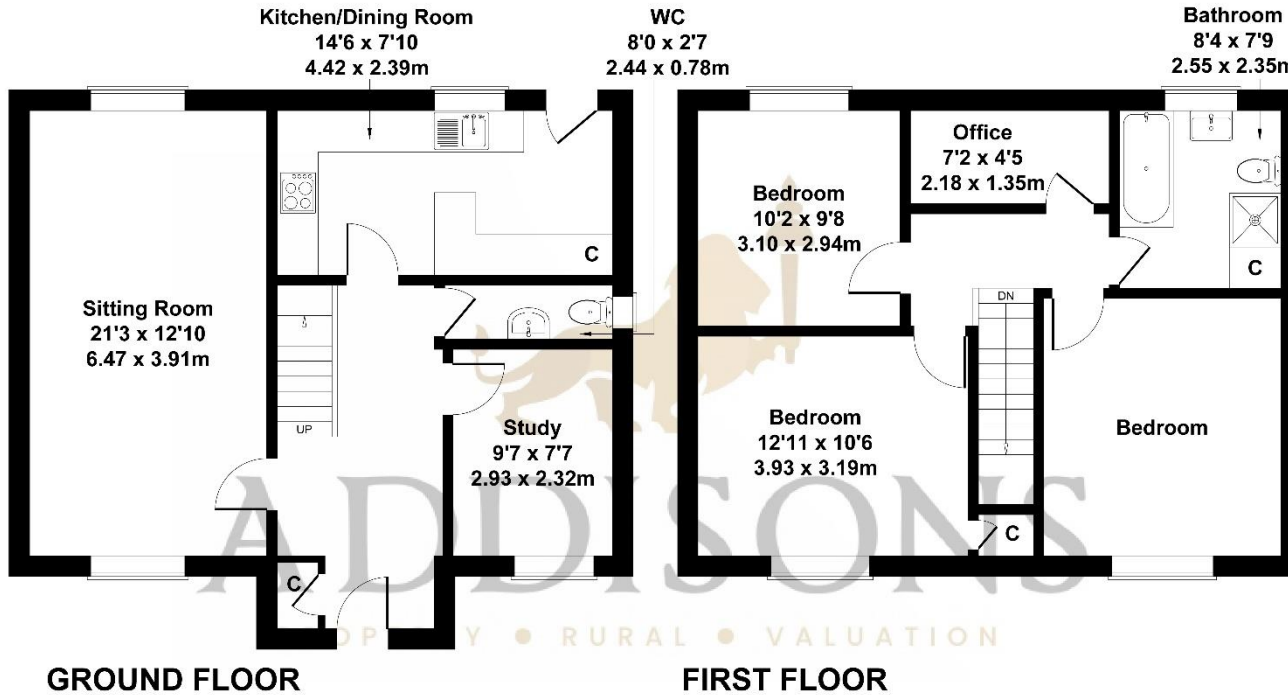
BROCHURE

Photographs and details taken August 2024.



Floor Plan

18 Mayfield

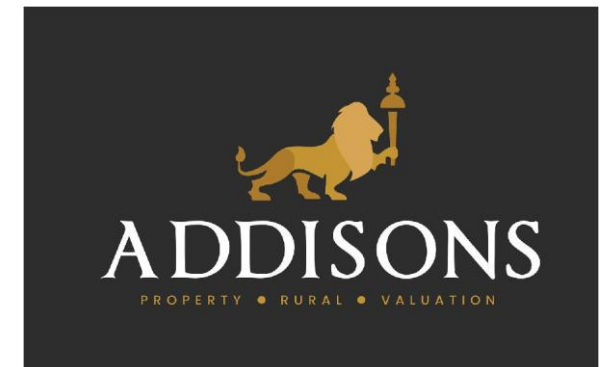


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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		83
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	



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