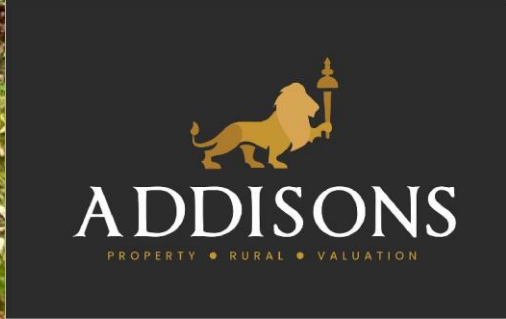




Ashtree Drive

Barnard Castle

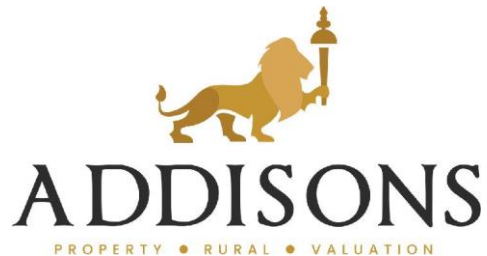


ABOUT THE PROPERTY

We are pleased to offer to the market this immaculately presented three bedroom, semi detached house located on this sought after residential estate.

The property offers well-proportioned, modern living accommodation over two floors and comprises: - Hallway, Fitted Kitchen with Appliances, Cloakroom, Living Room, Master Bedroom with En Suite, Two Further Bedrooms and Family Bathroom. Enclosed Rear Garden and Allocated Parking Space. Benefitting from Gas Fired Central Heating and Double Glazing.

The property is situated on the outskirts of Barnard Castle, a thriving market town situated in the picturesque Teesdale Valley. The town has a great range of local amenities including Barnard Castle School and The Bowes Museum. The town is conveniently located for access to the A66 and on to the A1.



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

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ACCOMMODATION

Hallway

Access to the ground floor accommodation, spindle staircase rising to the first floor, storage cupboard and radiator.

Cloakroom

Low level wc, pedestal hand wash basin with tiled splash back, radiator and extractor fan.

Kitchen 11' 3" X 10' 1" (3.43m X 3.08m)

Fitted with a range of shakers style wall and floor units, worktops and tiled splashbacks. integrated appliances including: - washer/dryer, double oven, dishwasher, fridge freezer, gas hob with stainless steel chimney style extractor. Stainless steel sink unit with mixer tap and drainer, inset lighting, radiator and window to the front elevation with plantation shutters. There is space within the kitchen for dining table and chairs.

Living Room 15' 5" X 12' 1" (4.72m X 3.70m)

French doors with side lights leading out to the rear garden, plantation style shutters, twin lights and radiator.

FIRST FLOOR

Landing

Access to the first floor accommodation and loft hatch.

Master Bedroom 9' 8" X 9' 3" (2.96m X 2.83m)

Double bedroom with fitted wardrobes, window overlooking the front of the property having plantation style blinds,

En Suite

Shower cubicle with mains shower, low level wc, pedestal hand wash basin, tiled splashbacks, radiator and obscured glazed window with plantation style shutters.

Bedroom 2 10' 9" X 8' 7" (3.30m X 2.63m)

Double bedroom with window to the rear elevation fitted with plantation style shutters. Radiator.



Bedroom 3

Currently used as a dressing room with fitted wardrobes, radiator and window to the rear elevation fitted with plantation style shutters.

Bathroom

Panelled bath, pedestal hand wash basin, low level wc, tiled splashback, radiator and radiator.

EXTERNALLY

Steps leading to the front entrance and gated side access leading to the rear garden.

Fully enclosed rear garden which is predominantly laid to lawn with paved patio area and garden shed.

Allocated parking space for one car.

COUNCIL TAX

Band C

TENURE

Freehold

VIEWING

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

SERVICES

Mains Gas, Mains Water, Mains Water and Mains Sewerage

SERVICE CHARGE

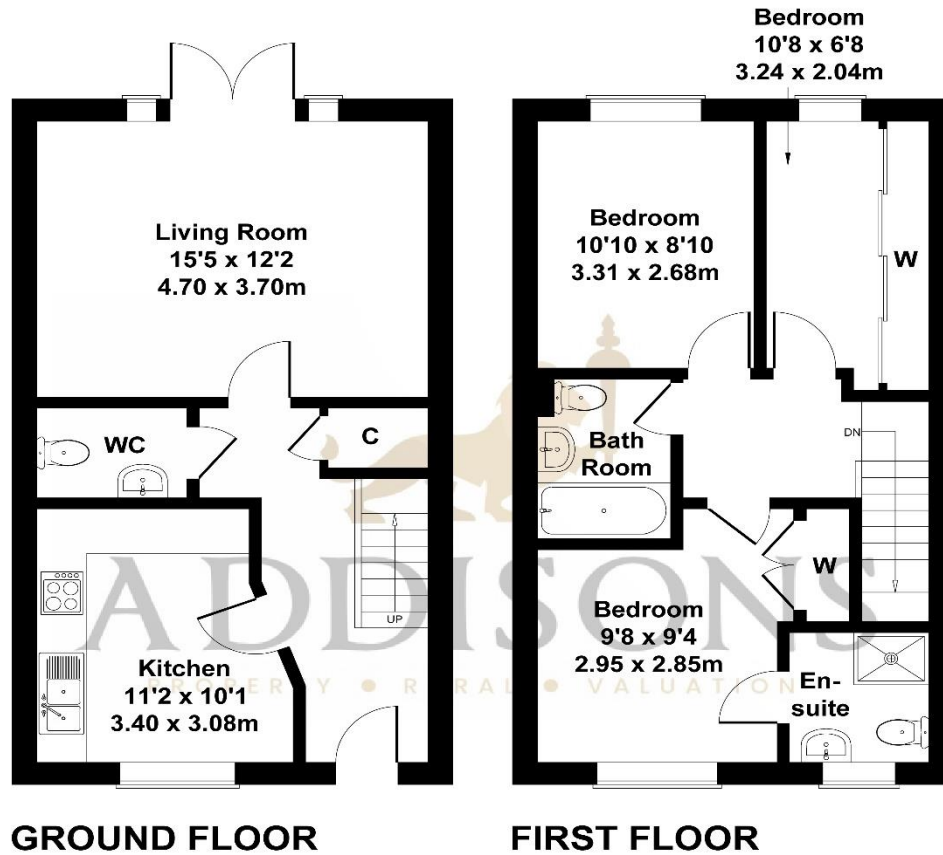
Annual Service Charge ????

BROCHURE

Details and photographs taken November 2024.



43 Ashtree Drive, Barnard Castle, DL12 8NZ

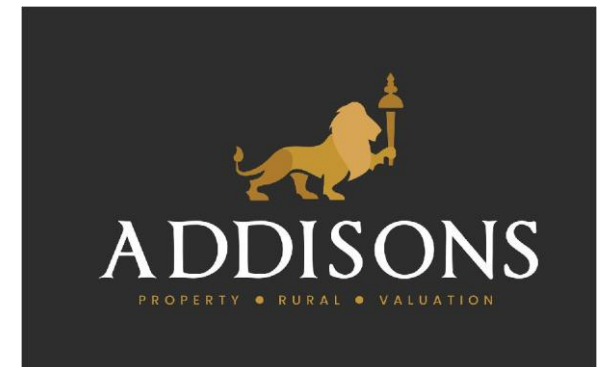


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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		95
81-91	B	84	
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	



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