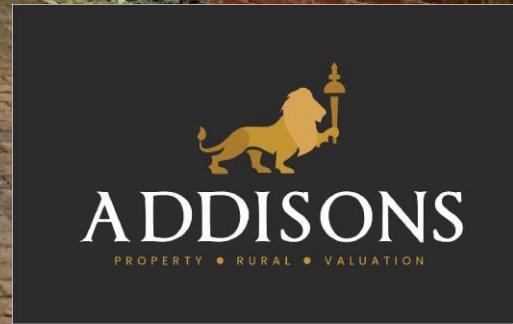




**Dale Road**  
Barnard Castle



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# ABOUT THE PROPERTY

A semi-detached two-bedroom house with attic room conveniently located within walking distance of Barnard Castle town centre.

Briefly comprising: Hallway, Living Room, Kitchen, Two Double Bedrooms, Bathroom and Attic Room. Externally there is a Front and Rear Garden. The property requires updating and modernisation but benefits from Double Glazing and Gas Fired Central Heating.

Barnard Castle is a popular market town lying within the picturesque Teesdale Valley with a good range of local amenities. The town is conveniently located for access to the A66 and on to the A1.



## ADDISONS

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# ACCOMMODATION

## GROUND FLOOR

### Hall

With stairs rising to the First Floor and door providing access to the Ground Floor accommodation.

### Living Room

With window to the front elevation and French doors providing access to the Garden. Gas flame effect fire and radiator.

### Kitchen

A range of wall and floor units, space for undercounter appliances, Cooker with 8 ring gas hob, stainless steel sink with mixer tap and drainer, gas central heating boiler, window overlooking the garden and door providing access to the side passage.

## FIRST FLOOR

### Landing

With window to the side elevation and doors providing access to the First-Floor accommodation.

### Bedroom 1

A double bedroom with window overlooking the front elevation, fitted wardrobes, radiator and door providing access to the Attic Room

### Bedroom 2

A double bedroom with window overlooking the garden, and radiator.

### Bathroom

Panelled bath with electric shower over, wc, wash hand basin, towel radiator, obscured window and partially tiled walls.

## SECOND FLOOR

### Attic Room

Two velux windows, radiator and eaves storage.

## EXTERNAL

The front of the property benefits from a block paved driveway with parking for two cars. The rear garden is fully enclosed and is mainly laid to lawn with two patio seating areas and fenced boundaries. There is a useful covered side passage having coal store and useful storage shed with light and power and French doors providing access to the garden.

## PRICE

£110,000

## VIEWING

Strictly via appointment through the selling agents.

## TENURE

Freehold

## COUNCIL TAX

Band B

## SERVICES

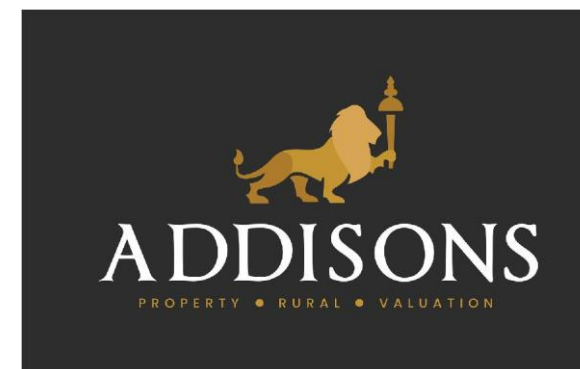
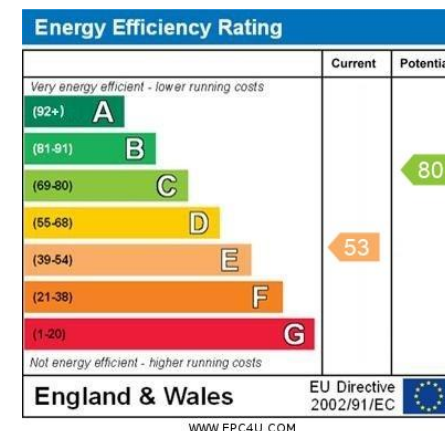
Gas fired central heating, mains electricity, water and drainage.

## BROCHURE

Photographs and details taken November 2024.



# Floor Plan



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