

ABOUT THE PROPERTY

We are pleased to offer to the market this delightful two bedroom semi detached bungalow with gardens and garage, located on this popular estate on the edge of Barnard Castle.

The property is immaculately presented with quality fixtures and fitting throughout and comprises: - Entrance Vestibule, Living Room, Inner Hall, Two Double Bedrooms, Bathroom, Kitchen and Conservatory. Externally there is a Driveway leading to a Single Garage with Utility Area. Easily maintained Front Garden and Enclosed Rear Garden with Patio Area. Full Double Glazing and Gas Fired Central Heating throughout.

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

Entrance Vestibule

Composite front entrance door with side light, laminate flooring, radiator and cupboard housing gas central heating boiler. Door through to the living room.

Living Room

Window to the front elevation, media wall with modern inset electric fire and wall mounted to socket, wood panelled feature wall, laminate flooring and radiator. Door through to the inner hall.

Inner Hallway

Loft hatch, laminate flooring, doors leading off to the remaining accommodation.

Bedroom 1

Generous double bedroom located to the rear of the property with coving to ceiling, radiator and window looking through to the conservatory.

Bedroom 2

Double Bedroom with window to the side elevation, coving to ceiling and radiator.

Bathroom

Modern bathroom suite comprising panelled bath with shower over and screen, low level wc, cabinetted hand wash basin, wall mounted heated towel rail and obscured glazed window to the side elevation.

Kitchen

Kitchen fitted with a range of high gloss wall and floor units with marble effect worktops and tiled splashbacks. Integrated appliances including electric hob with contemporary style extractor fan above, fan oven, microwave, dishwasher, fridge and freezer. Sink unit with mixer tap and drainer, coving to ceiling and French doors with side lights leading through to the conservatory.

Conservatory

A lean-to style conservatory which extends the full length of the bungalow having double glazed window panels, laminate flooring, radiator and door leading out to the rear garden.





EXTERNALLY

To the front of the property there is an open plan easily maintained pebble garden with pathway leading to the front entrance door. Block paved driveway provide off street parking and leads to a single garage.

Garage: The garage has been subdivided providing useful storage to the front and a utility area to the rear. The utility area has fitted units, worksurfaces, plumbing for washing machine and space for appliances.

Enclosed rear garden with lawned garden, patio seating area, pebbled flower bed with raised and planted borders.

COUNCIL TAX

Band C

TENURE

Freehold

VIEWING

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

PRICE

£185,000

SERVICES

Mains Gas, Mains Electricity, Mains Water and Mains Sewerage

BROCHURE

Details and photographs taken November 2024.





Floor Plan

66 High Riggs

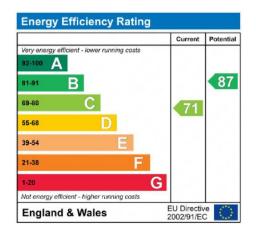


GARAGE

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.

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