



GSC GRAYS

PROPERTY • ESTATES • LAND



## 41, Victoria Road

Barnard Castle, County Durham, DL12 8HR

Asking Price £235,000



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## Situation and Amenities

Bishop Auckland 15 miles, Darlington 17 miles, Durham 25 miles, Newcastle upon Tyne 42 miles, A1(M) 17 miles, Durham Tees Valley Airport 27 miles. Please note all distances are approximate. Situated in the historic market town of Barnard Castle, this property provides easy access to the amenities within the town and its surrounding area. Darlington and Bishop Auckland are both within close proximity, while the cities of Newcastle, Durham, York and Leeds also easily accessible. There are main line train stations at Darlington and Durham, with International Airports to be found at Newcastle and Leeds/Bradford. The property lies within easy reach of the A66 and A1(M) bringing many areas within commuting distance.

## Description

An immaculately presented, two double bedroom property situated within the sought after market town of Barnard Castle. This spacious home has been renovated by the current owners to a high standard with contemporary fixtures and fittings throughout, including a dining kitchen with integrated appliances and bathroom with walk in double shower, separate bath and basin on an oak ledge. The current vendors have also explored options to extend the accommodation into the loft space which could provide a master suite or two further bedrooms, subject to necessary consents. Patio doors from the kitchen lead out to the private gardens with two decked seating areas and lawns, beyond the garden there is a garage which is accessed via a back lane.

## Accommodation

Door leading into the entrance hallway.

## Hallway

Doors leading to the sitting room and dining kitchen, spindle staircase leading to first floor and an understairs storage cupboard. Wood flooring and a radiator.

## Dining Kitchen

A contemporary kitchen with cream wall and base units, oak surfaces, a sage green island with Belfast sink, integrated fridge/freezer and dishwasher, space for a range style cooker with extractor fan. Stone flooring, two contemporary, wall fitted radiators and underfloor heating, patio doors to the decking area at the rear and door leading to the utility. There is an oak beam and bespoke oak bench attached to the island.

## Sitting Room

With a window to the front, fireplace alcove, stone hearth and a radiator.

## Utility

Plumbing for washing machine and space for tumble dryer, radiator, door leading to the rear and to the ground floor WC.

## Ground Floor WC

With a window to the rear, low level WC, pedestal wash hand basin, radiator and extractor fan.

## First Floor Landing

The staircase has a half landing with the main landing leading to the two bedrooms, house bathroom, a storage cupboard and loft access. The current vendors have explored options of a loft conversion which could provide potential for a master suite; with dressing room and en suite or, alternatively, two additional bedrooms, subject to necessary consents.

## Bedroom One

With a bay window to the front overlooking the chapel and a radiator.

## Bedroom Two

With a window to the rear overlooking the garden and a radiator.

## Bathroom

Fitted with a contemporary suite, comprising walk in double shower with rainwater shower head, bath with tiled paneling, oak ledge with a contemporary basin, low level WC, heated towel rail, underfloor heating, extractor fan and window to the rear.

## Externally

To the front of the property, there is a stone wall, wrought iron gate with a pathway leading up to the front door and a low maintenance pebbled garden. To the rear of the property, there is a good sized garden, mainly laid to lawn with two decked seating areas, timber fenced boundaries and a gate providing access to the rear lane and the garage.

## Garage

The single garage has double doors with pedestrian access to the side and is accessed via a back lane.

## Services

The property is serviced by gas central heating

## Local Authority and Tax Band

Durham County Council. For Council Tax purposes the property is banded C.

## Tenure

The property is offered Freehold with vacant possession upon completion.

## Particulars and Photographs

The particulars were written and photographs taken in April 2021.

## Disclaimer

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.



Road Map



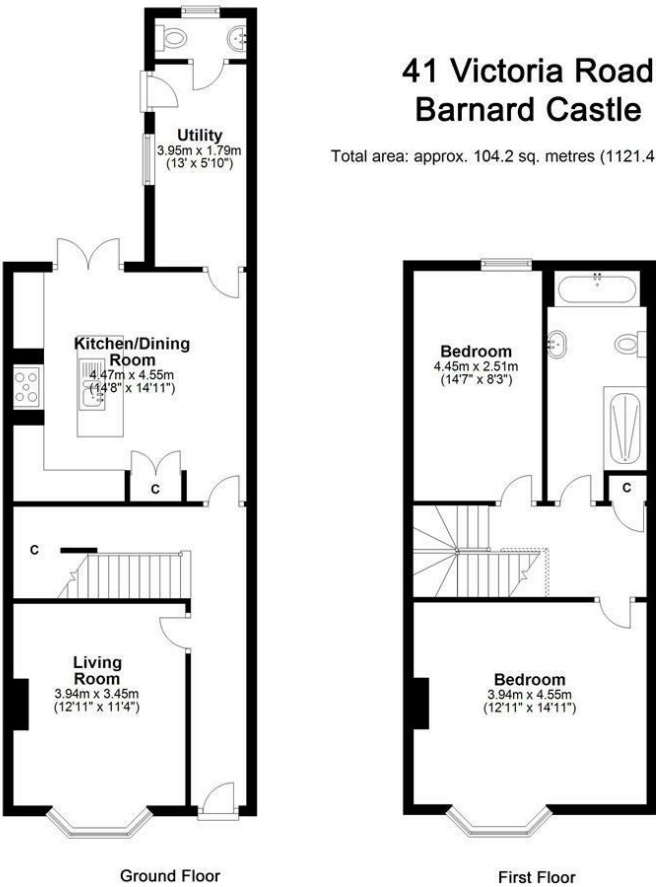
Hybrid Map



Terrain Map



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for GSC Grays by Vue3sixty Ltd

Viewing

Please contact our Barnard Castle Office on 01833 637000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

