



GSC GRAYS
PROPERTY • ESTATES • LAND

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35 BRIDGEGATE

BARNARD CASTLE, COUNTY DURHAM, DL12 8QF

An immaculately presented three bedroom maisonette apartment which is located in an attractive position overlooking the River Tees. The property has been upgraded by the current owners to a high standard and internal viewing is highly recommended. EPC rating (EER) C 76.

- Maisonette Apartment
- Three Bedrooms
- Immaculately Presented
- Views Over River Tees
- Two Stores
- One Outbuilding
- EPC (EER) C 76



Offers in the region of £112,500

VIEWING STRICTLY BY APPOINTMENT WITH THE VENDOR'S SOLE AGENTS

35 BRIDGEGATE

BARNARD CASTLE, COUNTY DURHAM, DL12 8QF

SITUATION

Bishop Auckland 15 miles, Darlington 17 miles, Durham 25 miles, Newcastle upon Tyne 42 miles, A1(M) 17 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.

AMENITIES

Located within picturesque Teesdale, with the Yorkshire Dales National Park also easily accessible. There are a number of nurseries, primary and secondary schools in Barnard Castle including Barnard Castle School and Teesdale School. Barnard Castle is a market town with a large range of retail shops, a Post Office, a Doctors Surgery, eating places and sporting facilities including a Golf course and Leisure Centre.

DESCRIPTION

An immaculately presented three bedroom maisonette apartment which is located in an attractive position overlooking the River Tees. The accommodation briefly comprises: two communal staircases rising to the first floor, door leading to the hallway of number 35, kitchen, living/dining room with balcony, second floor landing, three bedrooms, bathroom and separate WC. Externally there are two stores, an outbuilding and a communal lawned garden to the front and side.

ACCOMODATION

The apartment can be accessed via two staircases. A door opens to the hallway of 35 Bridgagate.

HALLWAY

An excellent sized hallway with radiator, vinyl flooring, stairs rising to the second floor accommodation and doors leading off to the first floor rooms.



KITCHEN 2.97m x 3.36m (9'9" x 11'0")

A modern fitted kitchen including a variety of fitted wall and base units, contoured work surface, tiled splashbacks, stainless steel sink with mixer tap and drainer, undercounter lighting, space for washing machine, space for upright fridge/freezer, integral electric double oven, integral four ring gas hob, integral extractor hood, radiator, vinyl flooring and double glazed window.



LIVING/DINING ROOM 3.43m x 7.00m (11'3" x 23'0")

A spacious reception room which boasts a stunning outlook. This room includes a double glazed window, double glazed sliding door opening to a balcony, a Spirit ribbon gas fire and a deco stainless steel radiator.



SECOND FLOOR LANDING

With access to attic, door to overstairs storage cupboard housing boiler and doors leading off to:

BEDROOM ONE 3.44m x 3.84m (11'3" x 12'7")

To the front elevation with a beautiful raised outlook over the River Tees. This room also includes a radiator.



BEDROOM TWO 3.40m x 3.04m (11'2" x 10'0")

Again to the front elevation with a radiator and elevated views over the river.



BEDROOM THREE 3.05m x 2.44m (10'0" x 8'0")

Currently utilised as an office. Includes a double glazed window to the rear elevation and radiator.



BATHROOM

Includes a P shaped bath with shower over, pedestal wash hand basin, chrome heated towel rail, obscure double glazed window to the rear elevation, part tiled walls and vinyl flooring.



SEPARATE WC

With a WC, obscure double glazed window and vinyl flooring.

EXTERNALLY

STORES/OUTBUILDING

There are two stores located next to the entrance door of the apartment. There is also an outbuilding.

COMMUNAL GARDEN

To the front and side of the property is a communal lawned garden.

SERVICES

Mains electricity, drainage, water and gas. Gas fired central heating.

TENURE

The property is believed to be offered leasehold for a term of 125 years from 24th July 1989. The annual service charge from 1st April 2017 to 31st March 2018 is £412.32.

LOCAL AUTHORITY

Durham County Council Tel: 03000 26 00 00.

COUNCIL TAX

For Council purposes the property is banded A.

VIEWINGS

Strictly by appointment with GSC Grays Barnard Castle. Tel: 01833 637000.

PARTICULARS

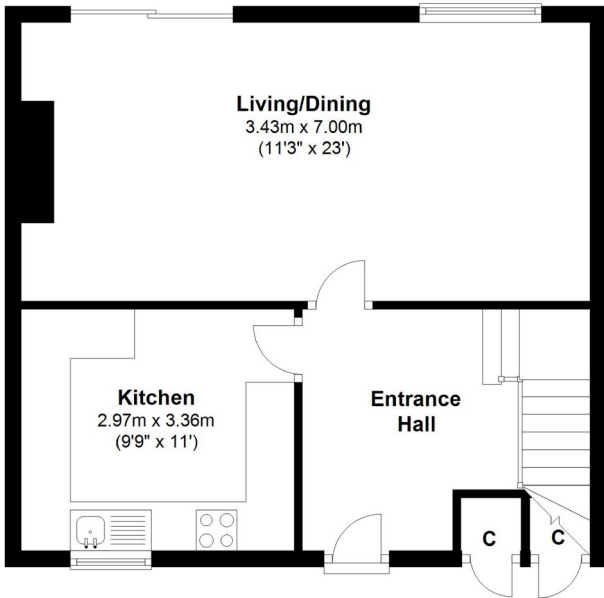
Particulars written and photographs taken March 2017.



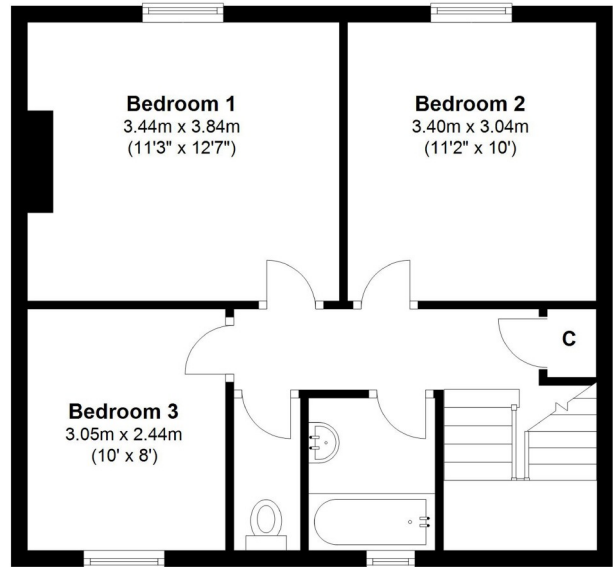
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35 Bridgegate Barnard Castle



Ground Floor



First Floor

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		76	77
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		77	78
	EU Directive 2002/91/EC		

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