



15 BOLDRON LANE

STARTFORTH, COUNTY DURHAM, DL12 9AR

15 Boldron Lane is a three bedroom mid-terrace property which provides the opportunity for a purchaser to add their own mark. The property enjoys front and rear gardens along with a single garage with a parking space to the front elevation. **NO ONWARD CHAIN.** EPC (EER) D 66.

- Three Bedrooms
- Front & Rear Gardens
- Garage
- Parking Space
- No Onward Chain
- EPC (EER) D66



Offers in the region of £160,000

VIEWING STRICTLY BY APPOINTMENT WITH THE VENDOR'S SOLE AGENTS

15 BOLDRON LANE

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SITUATION

Richmond 16 miles, Darlington 17 miles, Durham 25 miles, Bishop Auckland 16 miles, (please note all distances are approximate). The property is located in the sought after village of Startforth, south of the historic and popular market town of Barnard Castle. Further amenities are found in Barnard Castle, with Darlington, Durham, Newcastle upon Tyne and Leeds easily accessible by rail and road.

AMENITIES

The property provides an ideal base from which to explore the Yorkshire Dales, Teesdale and the North Yorkshire Moors. Educational opportunities (both comprehensive and private), can be found in Barnard Castle, Richmond and Darlington. Golf courses can be found at Barnard Castle, Richmond and Darlington with Horseracing at Catterick, Ripon, York, Wetherby and Sedgefield. Local theatres include Darlington, Richmond and Durham.

DESCRIPTION

15 Boldron Lane is a three bedroom property which offers scope for a purchaser to add their own mark. The internal accommodation briefly comprises: hallway, living/dining room, kitchen, first floor landing, three bedrooms, bathroom and separate WC. Externally there is a front garden, rear garden and a garage with parking space to the front elevation.

HALLWAY

With radiator, stairs rising to the first floor, access to cloaks cupboard, access to storage cupboard, door to the living/dining room and door to the kitchen.

KITCHEN 4.15m x 2.73m (13'7" x 8'11")

Including fitted wall and base units, contoured work surface, tiled splashbacks, stainless steel sink with mixer tap and drainer, integral electric double oven, integral gas hob, space for washing machine, space for undercounter fridge, space for undercounter freezer, access to cupboard housing boiler, radiator, door to living/dining room and door to the rear garden.



LIVING/DINING ROOM 7.41m x 3.61m (24'4" x 11'10")

A dual aspect reception room with windows to the front and rear elevation. This room also includes a radiator and electric fire with decorative surround.



FIRST FLOOR LANDING

With access to storage cupboards and doors leading off to the first floor accommodation.

BEDROOM ONE 3.85m x 4.35m (12'8" x 14'3")

To the front elevation with double glazed window, radiator and access to attic.



BEDROOM TWO 3.43m x 4.03m (11'3" x 13'3")

To the rear elevation with window and radiator.



BEDROOM THREE 2.41m x 2.43m (7'11" x 8'0")

With window to the front elevation and radiator.



SHOWER ROOM

Including a shower cubicle, pedestal wash hand basin, radiator, obscure glazed window to the rear elevation, radiator and vinyl flooring.

SEPARATE WC

With WC, radiator, obscure glazed window to the rear elevation and vinyl flooring.

EXTERNALLY

FRONT GARDEN

The property is set back behind a small lawned front garden with planted borders. There is a passageway which is shared with the neighbour property which gives access to the rear garden.



REAR GARDEN

A delightful garden which slopes down towards the stream and back up the bank side. The garden includes a lawned area with planted borders. The rear garden is the hidden gem of the property which offers an ideal space for outdoor family entertaining along with space for the garden enthusiast.



SINGLE GARAGE

Located in a block of garages. With up and over door.

PARKING SPACE

To the front of the garage is space to park one car.

SERVICES

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

TENURE

The property is believed to be offered Freehold with vacant possession upon completion.

LOCAL AUTHORITY

Durham County Council Tel: 03000 26 00 00.

COUNCIL TAX

For Council Tax purposes the property is banded C.

VIEWINGS

Strictly by appointment only via GSC Grays, Barnard Castle Tel: 01833 637000.

PARTICULARS

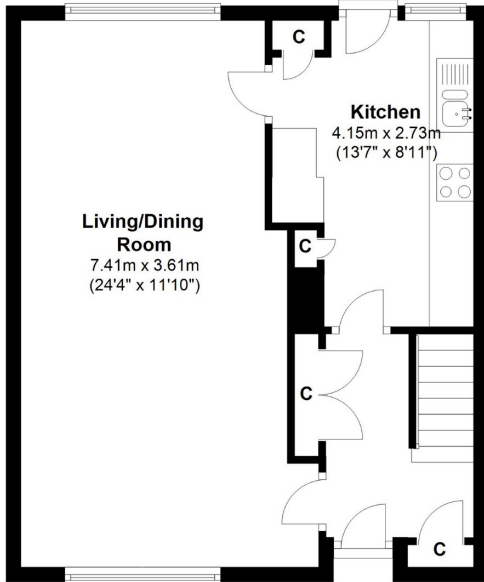
Particulars written and photographs taken April 2017.



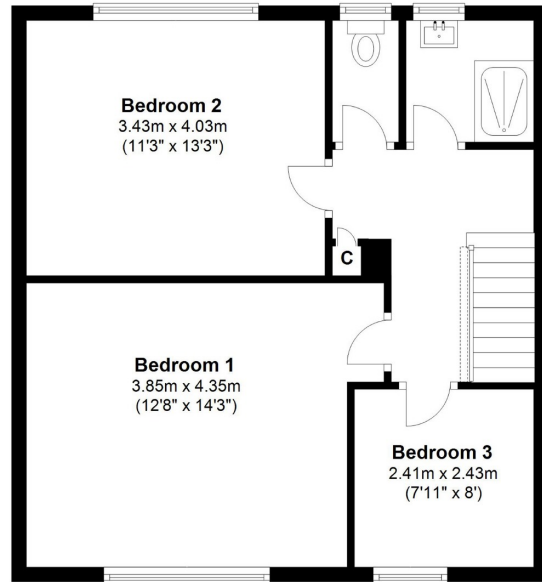
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15 Boldron Lane Startforth

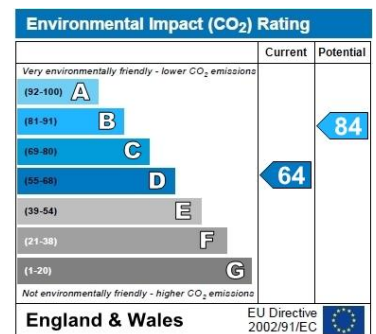
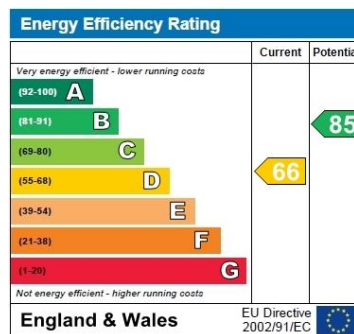


Ground Floor



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



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