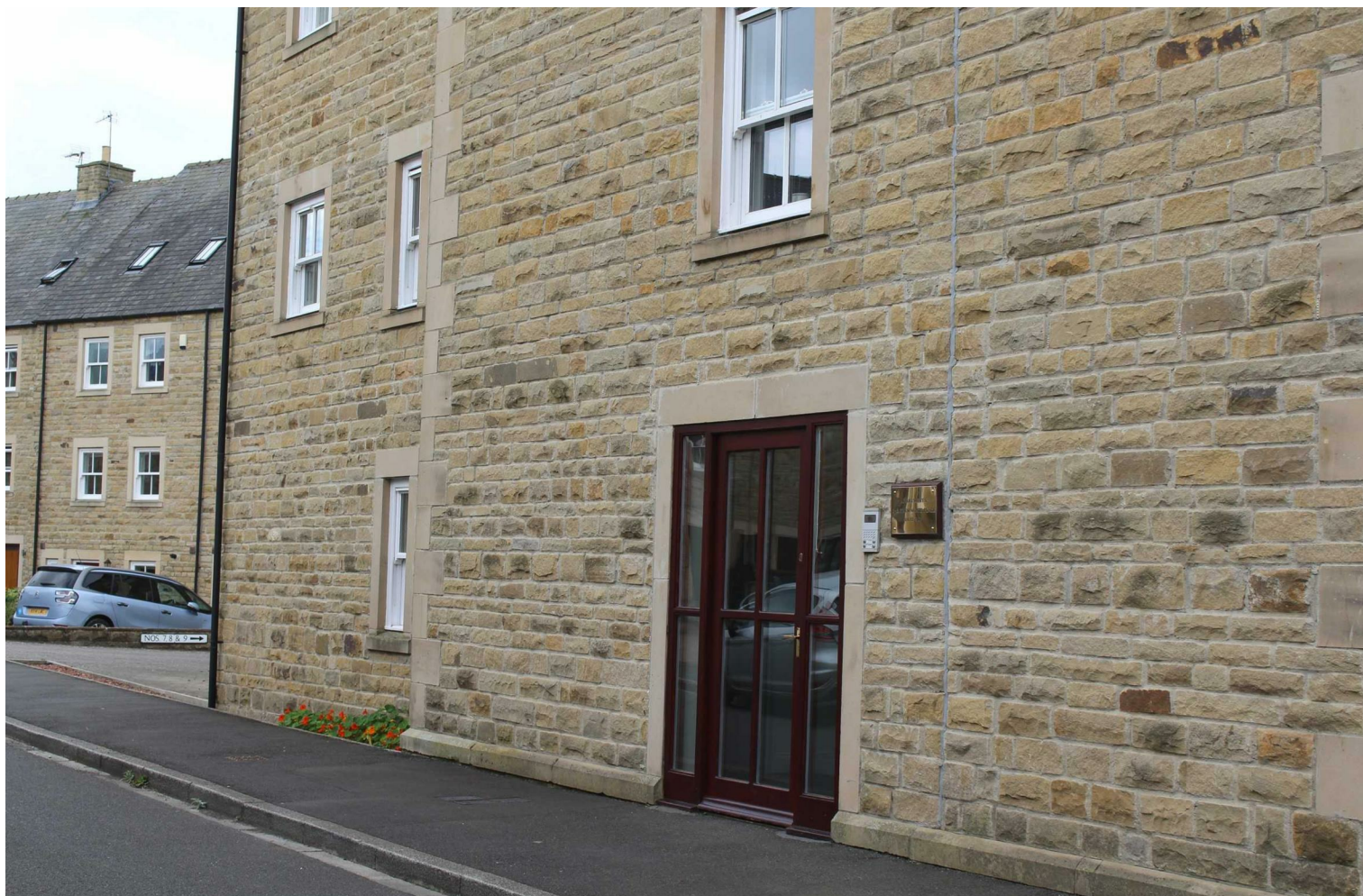




GSC GRAYS

PROPERTY • ESTATES • LAND



4 Thorngate Place

Barnard Castle, County Durham, DL12 8GP

Offers In The Region Of £159,950



4 Thorngate Place

Barnard Castle, County Durham DL12 8GP

Offers In The Region Of £159,950



Situation & Amenities

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. There are a number of nurseries, primary and secondary schools in Barnard Castle including Barnard Castle School and Teesdale School. Darlington and Bishop Auckland are both within close proximity, while the cities of Newcastle, Durham, York and Leeds also easily accessible. The property lies within easy reach of the A66 and A1(M) bringing many areas within commuting distance.

Description

An immaculately presented two bedroom first floor apartment with lift access making the property suitable to a variety of purchasers. The accommodation offers a communal entrance with stairs/lift to the first floor with a door leading to apartment 4, entrance hallway, inner hallway, living/dining room, kitchen, two bedrooms and a shower room. Externally there is a single garage and a parking space.

Accommodation

Secure intercom system operated door leading to the communal entrance.

Communal Entrance

With stairs/lift to all floors. Flat 4 is accessed from the first floor.

Entrance Hallway

Including storage space with decorative covering and a door leading to the inner hallway.

Inner Hallway

With doors leading off to the accommodation.

Living/Dining Room

15'3" x 16'5" (4.66 x 5.00)

A bright, airy and spacious reception room with three double glazed sliding sash windows to dual aspects, space for soft seating, space for dining table and chairs and a door leads to the kitchen.

Kitchen

11'8" x 7'5" (3.55 x 2.25)

Includes fitted wall and base units, granite work surface, tiled splashbacks, sink with mixer tap, tiled flooring and a double glazed sliding sash window. The kitchen includes the following integral appliances: electric oven, gas hob, extractor hood, fridge/freezer, washing machine and dishwasher.

Bedroom One

11'3" x 10'11" (3.43 x 3.34)

A double bedroom with double glazed sliding sash window and a variety of high gloss fitted bedroom furniture including a wardrobe, bedside tables and dressing table.

Bedroom Two

11'10" x 8'6" (3.61 x 2.60)

Currently utilised as a study with double glazed sliding sash window to the front elevation along with fitted wardrobe/cupboard space with shelving to the sides.

Shower Room

An immaculate suite including a walk in shower cubicle with fitted cupboard to the side, vanity WC and hand wash basin with cupboards below, heated towel rail, fitted eye level cupboards with mirrored doors, tiled walls and tiled flooring.

Externally

Tel: 01833 637000

Garage

8'9" x 18'3" (2.67 x 5.57)

Located to the ground floor of the apartment block. With powered up and over door, power, light and plumbing for a washing machine. The current vendor has a tumble dryer fitted. There is an annual ground rent of £10 for the garage.

Parking Space

To the front of the garage is a parking space for one car.

Services

Mains electricity, drainage, water and gas. Gas fired central heating with underfloor heating to the whole apartment.

Tenure

The property is believed to be offered leasehold on a 999 year lease which dates from 1st January 2005. The service charge for 2018 was £80 per calendar month.

Local Authority

Durham County Council Tel: 03000 26 00 00.

Council Tax

For Council Tax purposes the property is banded B.

Viewings

Strictly by appointment only via contact GSC Grays.

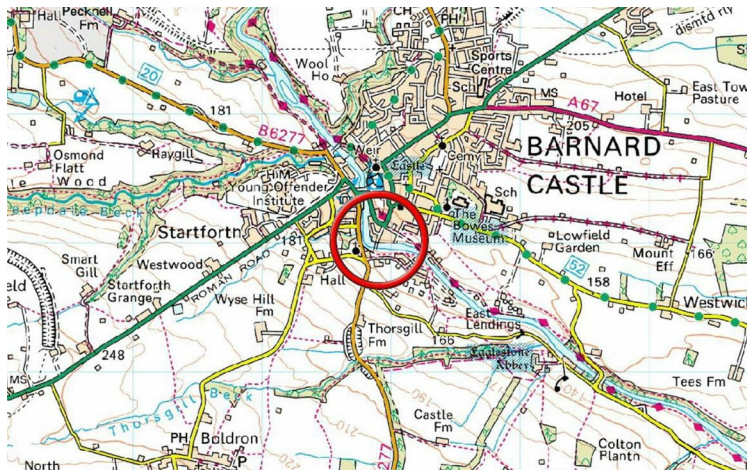
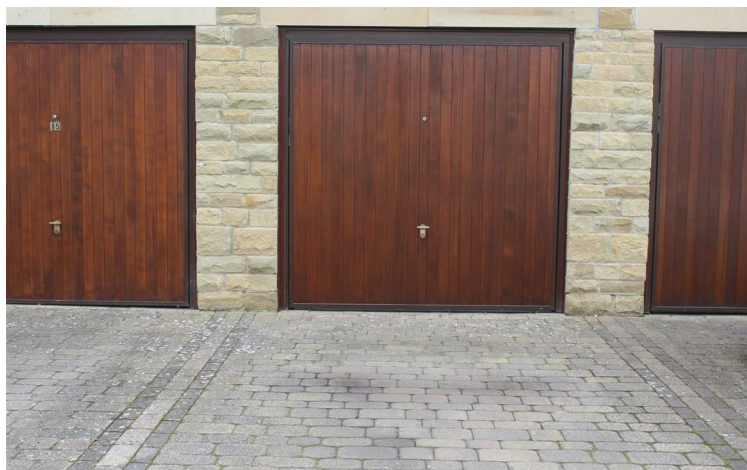
Particulars

Particulars written and photographs taken September 2017.

Disclaimer Notice

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

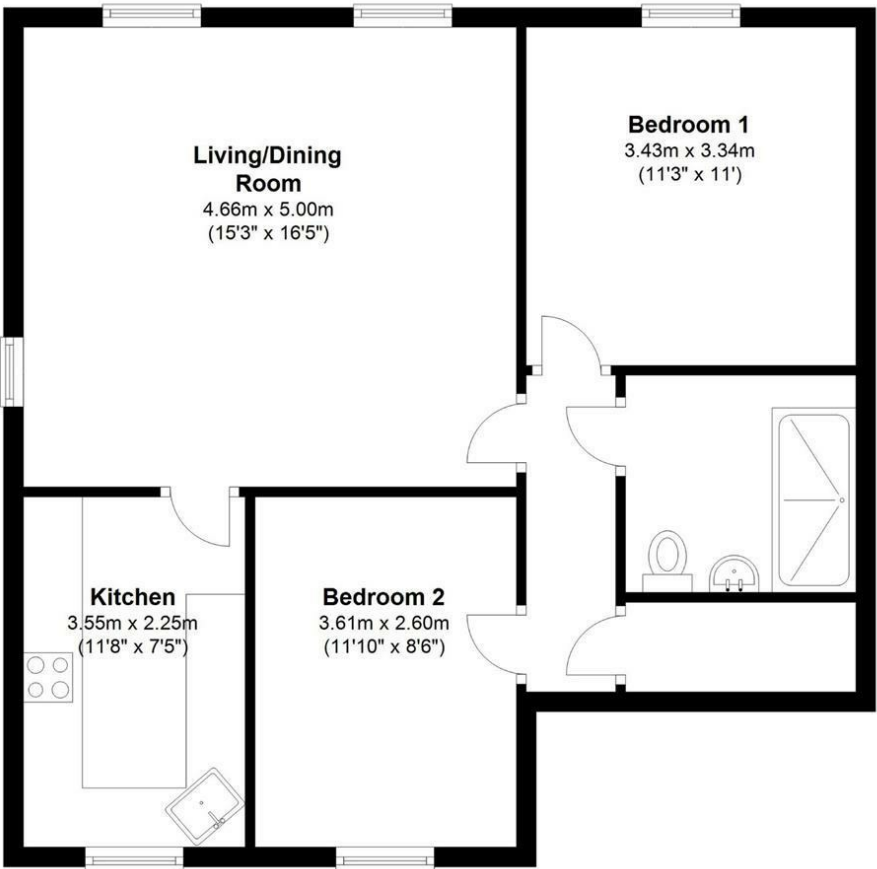


Terrain Map



Floor Plan

4 Thorngate Place
Barnard Castle



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

