



GSC GRAYS

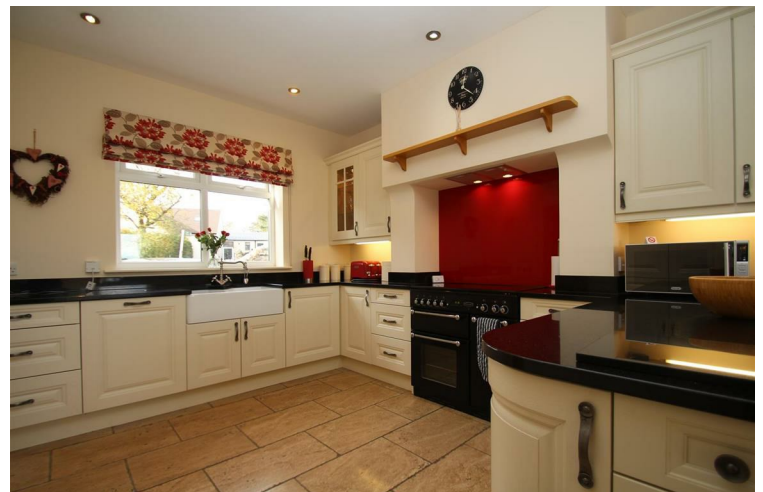
PROPERTY • ESTATES • LAND



Overdale, Stainton

Barnard Castle, County Durham, DL12 8RB

Offers In The Region Of £290,000



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Situation & Amenities

Barnard Castle 2.5 miles, Darlington 16 miles, Durham 24 miles, Newcastle 40 miles, A1 (M) 19 miles. Please note all distances are approximate. Situated close to the historic market town of Barnard Castle, this property provides easy access to the amenities within Barnard Castle and the surrounding area. Darlington and Bishop Auckland are both within close proximity, while the cities of Newcastle, Durham, York and Leeds also easily accessible. The property lies in an attractive rural area, and provides an ideal base from which to explore Teesdale, the Yorkshire Dales and the Lake District. Barnard Castle has many amenities from local and national retailers. A range of educational opportunities are offered within the town such as local primary schools, Teesdale Comprehensive School and the well regarded Barnard Castle School.

Description

Overdale is an extended three bedroom, semi-detached bungalow offering open views to the rear. The property is very well presented and the accommodation briefly comprises: living room, dining kitchen, three bedrooms and a house bathroom. Externally there is a front garden, driveway providing off street parking and a large rear garden enjoying open views to the countryside beyond.

Accommodation

Door to:

Hall

With built in cupboard, access to loft space and doors off to all principle rooms.

Dining Kitchen

Including a modern fitted kitchen with a matching range of wall and base units, glass fronted display units and incorporating granite working surfaces, double ceramic Belfast sink unit with mixer tap and separate boiling hot water tap, space for a Rangemaster style cooker, integrated

extraction unit. Breakfast bar with seated recess, pop up electric points incorporated within the working surfaces, under counter lighting, numerous windows, ceiling spotlights, travertine tiled floor with underfloor heating, in built pantry cupboard and space for a good sized dining table and chairs. Patio doors opening onto the rear garden and a door to the utility.

Utility

With space for fridge freezer and plumbing space for washing machine, oak stable door to the exterior and housing the wall mounted gas central heating boiler.

Living Room

With double glazed French doors to the rear elevation and a multi fuel stove.

Bedroom One

Placed to the front of the property with stripped and varnished exposed floorboards and a double glazed window.

Bedroom Two

To the rear aspect and having a delightful view to the garden and the open countryside beyond. Linen cupboard.

Bedroom Three

To the front with aspect overlooking the garden area.

Bathroom

A contemporary four piece suite comprising Victoria and Albert 'Monaco' freestanding bath, separate step in shower cubicle with double drencher head shower, Duravit concealed cistern WC, wash hand basin with mixer tap, wall mounted integral shelved storage and wall mounted mirror with back lighting, travertine tiles with under-floor heating and double glazed window to the rear elevation.

Externally

Driveway

Gravelled area with a stone wall boundary providing ample off road parking.

Front Garden

Lawned with planted borders enjoying a range of shrubs.

Rear Garden

With a stone flagged patio terrace immediately to the rear of the garden room which leads onto a lawned area. Steps with planted flower beds to the either side leads down to the extended garden. The side and rear gardens command superb views across open countryside and beyond.

Services

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

Tenure

The property is believed to be offered freehold with vacant possession on completion.

Local Authority

Durham County Council.

Council Tax

For Council Tax purposes the property is banded D.

Particulars

Particulars written and photographs taken October 2020.

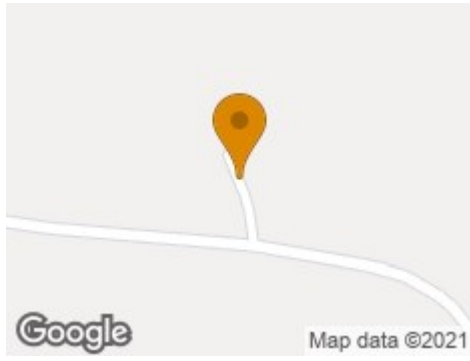
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Road Map



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

