



GSC GRAYS

PROPERTY • ESTATES • LAND



## Stonemar, Church Bank

Eggleston, County Durham, DL12 0AH

Offers In The Region Of £235,000



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## Situation & Amenities

Middleton-in-Teesdale 4 miles, Barnard Castle 6 miles, Bishop Auckland 17 miles, Darlington 18 miles, Durham 30 miles. Please note all distances are approximate. Situated in the desirable village of Eggleston, the property enjoys a pretty village setting, whilst remaining easily accessible to the historic market town of Barnard Castle and its many local shops, amenities and schools. The village of Eggleston has two public houses; The Three Tuns Inn and The Moorcock Inn along with a mobile post office and village hall.

## Description

Stonemar is a good sized, light and airy three bedroomed detached bungalow, centrally situated in this desirable village in picturesque Teesdale. The property sits within a private and pleasant garden and has the benefit of a garage and off-street parking which is accessed via the rear of the property. The accommodation comprises: spacious entrance hall, living room, dining kitchen, conservatory, three bedrooms and bathroom. To the front of the property is a pleasant enclosed garden with views over open countryside and to the rear is a smaller garden area, garage and off-street parking. NO ONWARD CHAIN.

## Accommodation

Door to:

### Hall

With radiator, attic access hatch to fully insulated attic and doors leading off to the accommodation.

### Living Room

To the front aspect with a double glazed window, multi fuel stove and a radiator.

### Dining Kitchen

Including a variety of fitted wall and base units, contrasting work surface, tiles splashbacks, stainless steel sink with mixer taps and draining board. Tiled flooring, radiator,

window looking into the conservatory and space for the following appliances: cooker, washing machine, undercounter fridge and undercounter freezer. There are doors leading to the conservatory and cloakroom.

### Cloakroom

With radiator, two fitted cupboards, fitted shelving and space for hanging coats.

### Conservatory

Overlooking the rear garden with double glazed windows to multi aspects, along with an electric heater and double glazed doors opening onto the garden.

### Bedroom One

Double glazed window to the rear aspect and radiator.

### Bedroom Two

Double glazed window to the front aspect, radiator and fitted wardrobes.

### Bedroom Three/Dining Room

To the front aspect with a double glazed window and radiator.

### Bathroom

Offering a bath with electric shower over, pedestal wash handbasin, WC, radiator and an obscure double glazed window to the rear elevation.

### Externally

To the front of the property is a lawned garden with borders featuring mature plants and shrubs and views over the village. There is a flagged patio area to the front of the property which provides an ideal seating area from which to take advantage of the attractive outlook. To the rear of the property is an enclosed paved garden with a raised border. To the rear of the property and accessed via a road which runs behind Church Bank is the garage with an up and over door, power points, water supply and housing the oil central heating boiler. Beyond the garage is parking for one car.

## Services

Mains electricity, drainage and water. Oil fired central heating.

## Tenure

The property is believed to be offered Freehold with Vacant Possession upon Completion.

## Local Authority

Durham County Council.

## Council Tax

For Council Tax purposes the property is banded E.

## Particulars

Particulars written and photographs taken November 2020.

## 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

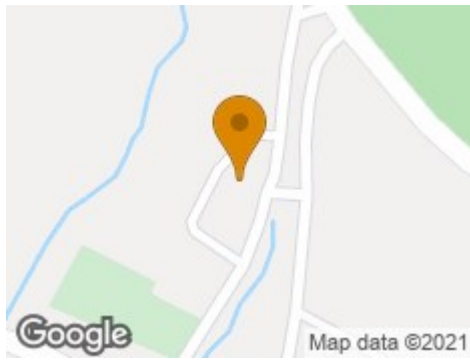
should not be relied upon without checking them first.

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



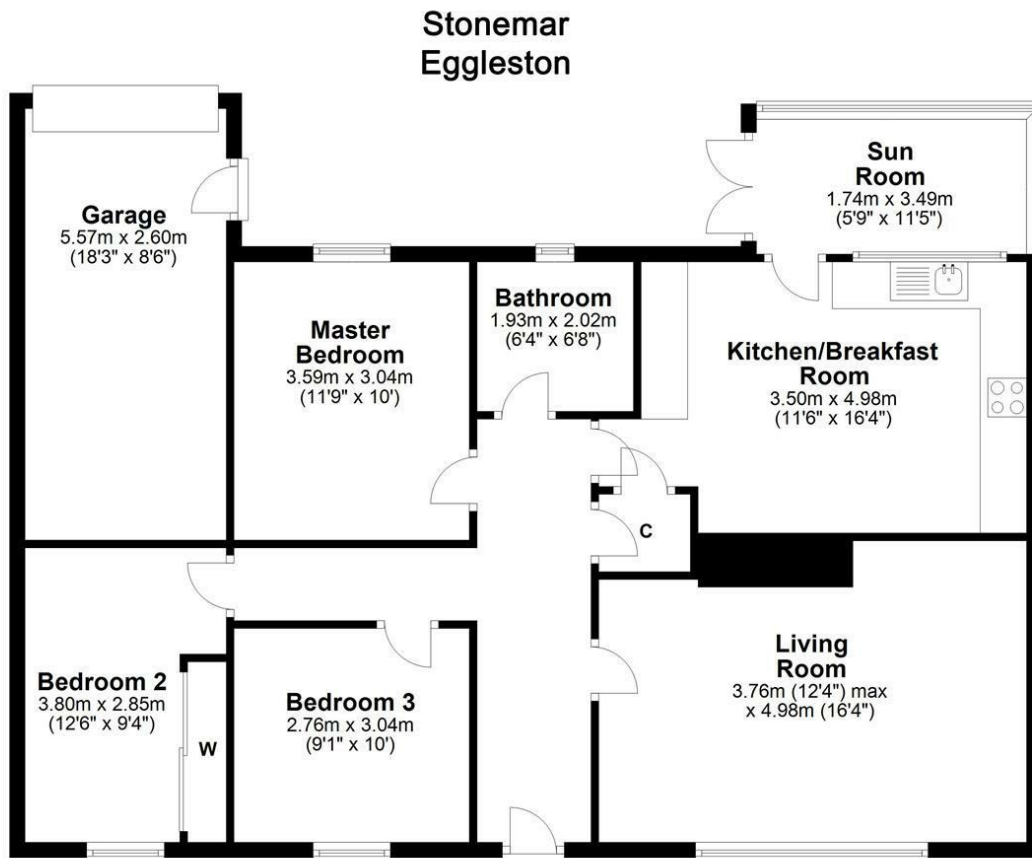
## Hybrid Map



## Terrain Map



## Floor Plan



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

