



GSC GRAYS

PROPERTY • ESTATES • LAND



20, Montalbo Road

Barnard Castle, County Durham, DL12 8BP

Offers In The Region Of £360,000



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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.

Description

20 Montalbo Road is a deceptively spacious and immaculately presented family home with well proportioned accommodation over three floors including a living room, snug, dining area opening into the kitchen, utility, first floor landing, two double bedrooms, single bedroom, bathroom, shower room, second floor landing giving access to two double bedrooms and a WC/wash room. Externally, the property boasts a well maintained and pleasantly sized lawned and planted garden along with a double garage with electric roller door.

Accommodation

Door to:

Hall

Original tiled flooring, radiator, staircase to the first floor and doors leading off to:

Living Room

Beautiful reception room with a double glazed bay window to the front elevation and a multi fuel stove set in a decorative surround and marble hearth. Coving to ceiling and radiator.

Snug

A cosy reception room with a multi fuel stove, coving to ceiling, wall light points, oak flooring, radiator and an opening to the dining area.

Dining Area

With oak flooring, double glazed concertina doors to rear garden, inset spotlights, two velux windows to rear elevation and two radiators. Opening to:

Kitchen

Including a superb fitted range of matching wall and base units incorporating granite work surfaces with island unit. The kitchen includes a 5 ring gas hob, two electric ovens, extractor hood, integrated dishwasher, space for American style fridge/freezer, inset spotlights, one and a half bowl sink unit, tiled flooring and a door to the utility.

Downstairs WC

Comprising of a WC and hand wash basin.

Utility

Variety of fitted cupboards with contrasting work surface.

First Floor Landing

With double glazed window to side elevation, coving to ceiling, dado rail, radiator with cover, staircase to second floor and doors leading off to:

Bedroom One

Double bedroom with double glazed window to rear elevation, coving to ceiling and radiator.

Bedroom Two

Double bedroom with double glazed window to front elevation, coving to ceiling, picture rail and radiator.

Bedroom Three

Single bedroom with double glazed window to front elevation, coving to ceiling and radiator.

Bathroom

Immaculate bathroom suite including a panelled bath, pedestal wash hand basin, WC, built-in storage cupboard housing central heating boiler, inset spotlights, radiator, wooden wall panelling and double glazed window to rear elevation.

Shower Room

Step in shower cubicle, pedestal wash hand basin, WC, part tiled walls, radiator and double glazed window to side elevation.

Second Floor Landing

With Velux window to front elevation and doors to:

Bedroom

With two Velux windows to rear elevation and radiator.

Bedroom

With two Velux windows to front elevation and radiator.

Separate WC

Including a WC, wash hand basin and radiator.

Externally

Garage

19'3" x 18'9" (5.87 x 5.72)

Sizeable garage with electric roller door, personnel door to the rear garden, power supply and lighting.

Rear Garden

Well maintained and pleasantly sized lawned garden with mature planted borders.

Front Garden

The property is set back behind a small garden area.

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.

Council Tax

For Council Tax purposes the property is banded D.

Particulars

Particulars written and photographs taken August 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



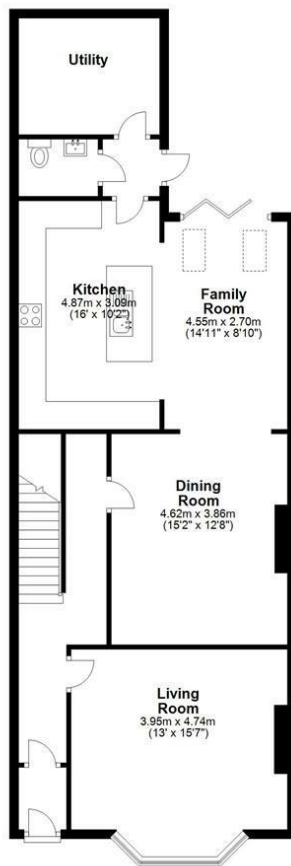
Hybrid Map



Terrain Map



Floor Plan

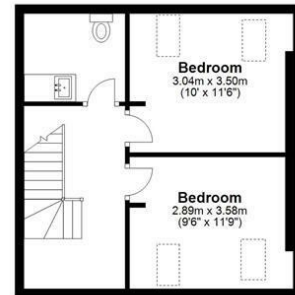


Ground Floor



First Floor

20 Montalbo Road
Barnard Castle



Second Floor

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

