



GSC GRAYS
PROPERTY • ESTATES • LAND

12 THE BANK, BARNARD CASTLE,
COUNTY DURHAM, DL12 8PQ

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21 MARSHALL STREET

BARNARD CASTLE, COUNTY DURHAM, DL12 8AG

A deceptively spacious and well presented semi-detached property with two reception rooms, dining kitchen and four bedrooms making it ideally suited to family life. The property is within close proximity of the town centre making it an ideal base for families with children. Enclosed patio courtyard. Viewing is highly recommended. EPC rating (EER) D 56.

- Well Presented
- Deceptively Spacious
- Four Bedrooms
- Bathroom & Shower Room
- Two Reception Rooms
- Breakfast Kitchen
- Enclosed Courtyard Garden
- EPC (EER) D 56



Offers in the region of £200,000

VIEWING STRICTLY BY APPOINTMENT WITH THE VENDOR'S SOLE AGENTS

21 MARSHALL STREET

BARNARD CASTLE, COUNTY DURHAM, DL12 8AG

SITUATION

Darlington 17 miles, Durham 25 miles, Newcastle upon Tyne 42 miles, A1(M) 17 miles, Durham Tees Valley Airport 27 miles. Please note all distances are approximate. Situated in a conservation area in the historic market town of Barnard Castle, this property provides easy access to the amenities within the town and its surrounding area. Darlington and Bishop Auckland are both within close proximity, while the cities of Newcastle, Durham, York and Leeds also easily accessible. There are main line train stations at Darlington and Durham, with International Airports to be found at Newcastle and Leeds/Bradford. The property lies within easy reach of the A66 and A1(M) bringing many areas within commuting distance.

AMENITIES

Located within picturesque Teesdale, with the Yorkshire Dales National Park also easily accessible. There are a number of primary and secondary schools in Barnard Castle including Barnard Castle School and Teesdale School. Golf courses can be found at Barnard Castle, Richmond and Darlington with Horseracing at Catterick, Ripon, York, Sedgfield and Wetherby. Theatres at Darlington, Richmond and Durham.

DESCRIPTION

21 Marshall Street is a deceptively spacious and well presented semi-detached property with accommodation briefly comprising: hallway, understairs study space, dining room, living room, breakfast kitchen, half landing, family bathroom, bedroom four with en-suite, full landing and three bedrooms. Externally there is an enclosed courtyard garden.

ACCOMMODATION

Part glazed Victorian style glass door leading to:

HALLWAY

With exposed timber flooring, coving, radiator and bespoke hand crafted wooden open riser staircase to first floor.

DINING ROOM 4.69m x 4.15m (15'5" x 13'7")

With upvc sash window to front, gas fire set in a cast iron fully polished inlay with wooden surround and flag stone hearth, TV aerial point, coving, dado rail, radiator and exposed timber flooring.



LIVING ROOM 3.90m x 3.92m (12'10" x 12'10")

With upvc double french doors opening onto rear courtyard, multi fuel burning stove with full height bricked chimney breast and flag stone hearth, TV aerial point, coving, radiator and exposed timber flooring.



BREAKFAST KITCHEN 6.01m x 2.59m (19'9" x 8'6")

With two upvc windows to side, upvc double french doors opening onto courtyard, fitted high gloss wall and base units, tiled splashbacks, stainless steel sink with mixer tap and drainer, contoured work surface, integral fridge, integral freezer, space for washing machine, space for tumble dryer, space for dishwasher, space for range style cooker, access to boiler, ceiling spot lights, TV aerial point, modern linear radiator and exposed timber flooring.



HALF LANDING

With upvc sash window to side with Victorian style glass, storage and door leading to:

HALLWAY

With doors leading to the family bathroom and fourth bedroom with en-suite.

FAMILY BATHROOM

With upvc sash window to side with Victorian style glass, white suite comprising bath with shower over, wash basin unit with solid wood top, WC, extractor fan, radiator, tiles to part wall and tiles to floor.



BEDROOM FOUR 4.20m x 3.09m (13'9" x 10'2")

A double bedroom with window to rear, TV aerial point, telephone point, radiator, ceiling spot lights and door leading to the en-suite.



BEDROOM THREE 4.20m x 2.34m (13'9" x 7'8")

A double bedroom with upvc sash window to front, TV aerial point, radio point and radiator.

EXTERNALLY

ENCLOSED COURTYARD

To the rear of the property is a attractive enclosed courtyard having raised flower beds and providing an ideal space for outdoor relaxation. With timber shed and access to side lane.



ENSUITE

With curved corner shower cubicle with Gainsborough shower, pedestal wash basin, WC, radiator, tiles to part wall and tiles to floor.

FULL LANDING

With access to loft space and doors leading to the remaining bedrooms.

BEDROOM ONE 4.18m x 3.94m (13'9" x 12'11")

A double bedroom with upvc sash window to rear, built in storage cupboard, TV aerial point, radio point, radiator and exposed timber flooring.



BEDROOM TWO 4.15m x 3.29m (13'7" x 10'10")

A double bedroom with upvc sash window to front, TV aerial point, radio point and radiator.



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 B.

VIEWINGS

Strictly by appointment with GSC Grays Barnard Castle. Tel: 01833 637000.

PARTICULARS

Particulars written and photographs taken October 2016.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	56	57

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC	55	57

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