



SOUTH VIEW



51



51 VICTORIA ROAD
Barnard Castle, County Durham DL12 8HR



GSC GRAYS

PROPERTY • ESTATES • LAND

51 VICTORIA ROAD

Barnard Castle, County Durham DL12 8HR

A superbly presented three bedroom Victorian end terrace family home with garden and garaging, situated in the heart of Barnard Castle on Victoria Road.

Bishop Auckland 15 miles, Darlington 16 miles, Durham 25 miles, Newcastle upon Tyne 42 miles, A1(M) 15 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. 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.



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12 The Bank, Barnard Castle, Co. Durham, DL12 8PQ

01833 637000

barnardcastle@gscgrays.co.uk

GSCGRAYS.CO.UK



Accommodation

The property briefly comprises an entrance hall, living room, dining room, cloakroom/wc, kitchen/diner, cellar, two bedrooms, bedroom with en-suite and a house bathroom. Externally there is a rear garden and garage.

Ground Floor

With entrance door leading to entrance porch and onto an entrance hall with staircase to first floor and doors to living room with log burner, dining room currently used as a further sitting, door to cellar, cloakroom/wc and large kitchen/diner with double patio doors to the rear garden.

First Floor

On the half landing there is a double bedroom with en-suite bathroom, off the first floor landing there are two double bedrooms and a three piece house bathroom suite.

Externally

There is an enclosed rear garden mainly laid to lawn with patio area, side access gate and door to garage.

Garage

With up and over door, power and light.

Freehold

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

Local Authority and Council Tax

Durham County Council Tel: 03000 26 00 00.

For Council Tax purposes the property is banded D.

Particulars

Particulars written in June 2023.

Photographs taken in June 2023.

Services and Other Information

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

Disclaimer Notice

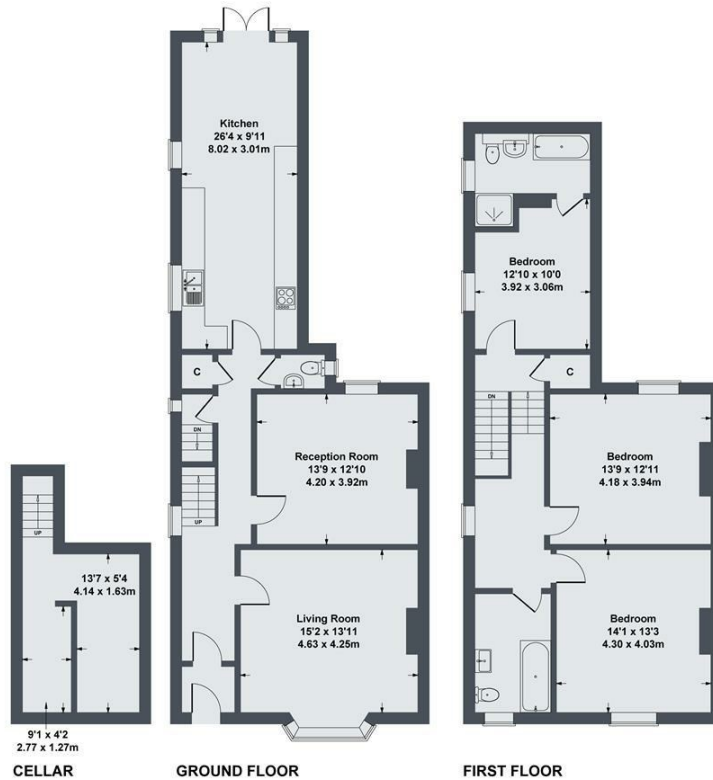
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6. Please discuss with us any aspects that are important to you prior to travelling to the property.



51 Victoria Road, Barnard Castle

Approximate Gross Internal Area
1787 sq ft - 166 sq m

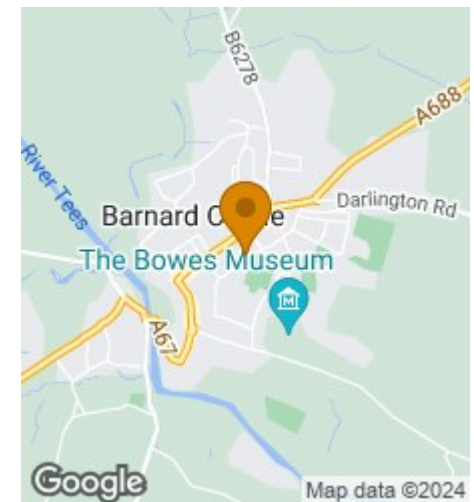


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements: walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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