



# 3 MARSHALL STREET

Barnard Castle, County Durham DL12 8AG



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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Barnard Castle, County Durham DL12 8AG

We are delighted to offer a three bedroom mid-terrace property requiring refurbishment situated in the heart of Barnard Castle with easy access to local amenities. No onward chain.

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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## Accommodation

### Ground Floor

With double glazed entrance door to front elevation and staircase to first floor. The living room has double glazed window to front elevation, coving to ceiling, feature fireplace with inset gas fire. The dining room has glazed panelled doors from the living room, tiled floor, feature fireplace and door to kitchen. The kitchen/breakfast room has a matching range of wall and base units with window and door to rear garden.

### First Floor

There is three piece house bathroom suite on the half landing, with three bedrooms accessed via first floor landing. There are double glazed doors from the main bedroom with roof access. There is a spiral staircase from the first floor landing providing access to the loft space.

### Externally

To the exterior of the property there is an enclosed rear courtyard garden with rear access door, timber built shed and greenhouse.

### Tenure

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 B.

### Particulars

Particulars written in August 2023.

Photographs taken in August 2023.

### Services and Other Information

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

### 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.





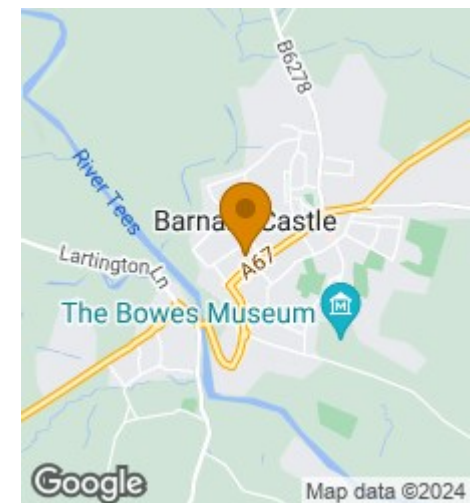
Approximate total area<sup>(1)</sup>

1262.00 ft<sup>2</sup>  
117.24 m<sup>2</sup>

Reduced headroom

104.65 ft<sup>2</sup>  
9.72 m<sup>2</sup>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(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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