



# 17 PROSPECT PLACE

Barnard Castle, County Durham DL12 8HQ



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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Barnard Castle, County Durham DL12 8HQ

A deceptively spacious three bedroom detached bungalow requiring a degree of modernisation, situated in 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

The accommodation briefly comprises an entrance hall, double reception room, dining room, kitchen, covered walkway/utility area, separate wc, three bedrooms and house bathroom. To the exterior of the property there are gardens on three sides, garage, storage shed and driveway.

### 17 Prospect Place

The entrance hall provides access to a spacious living room with dual aspect windows and double doors through to dining room. The kitchen has a matching range of wall and base units incorporating rolled edge worksurfaces with space and plumbing for dishwasher, space for fridge and door to conservatory/utility. The conservatory/utility room has space and plumbing for washing machine, windows to rear elevation overlooking the rear garden and door to garage, garden and separate wc. The inner hall provides access to all three bedrooms and a four piece house bathroom suite.

### Externally

To the exterior of the property there are gardens on three sides, spacious garage with roller door, storage shed and driveway providing off-street parking.

### 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 D.

### Particulars

Particulars written in September 2023.

Photographs taken in September 2023.

### Services and Other Information

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

### Disclaimer Notice

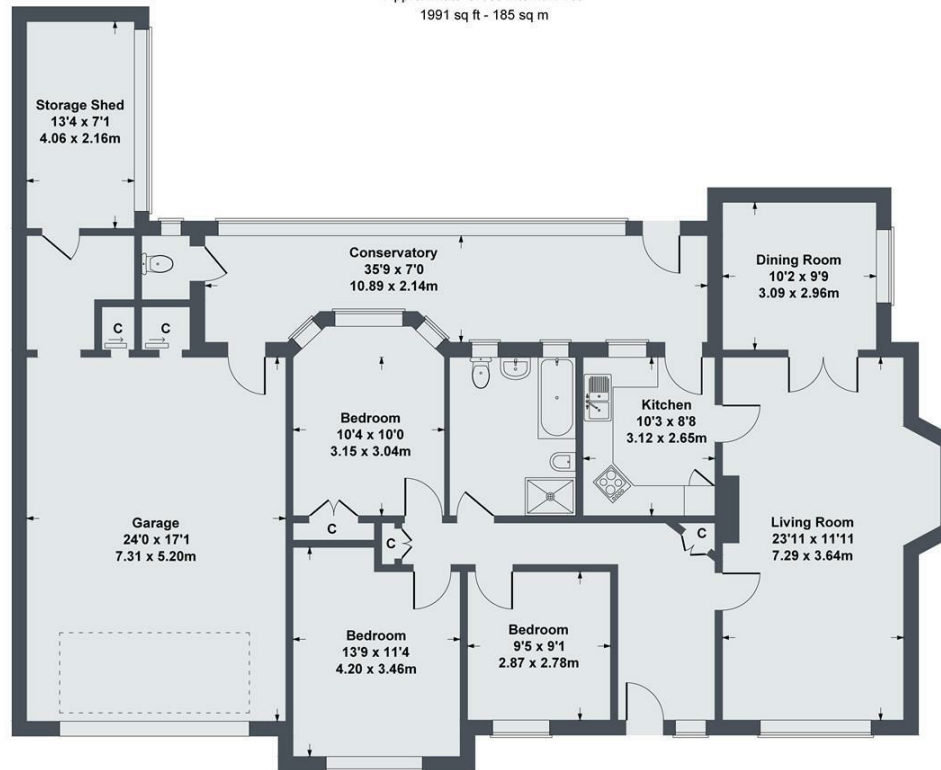
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2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
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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.



## 17 Prospect Place, Barnard Castle

Approximate Gross Internal Area  
1991 sq ft - 185 sq m

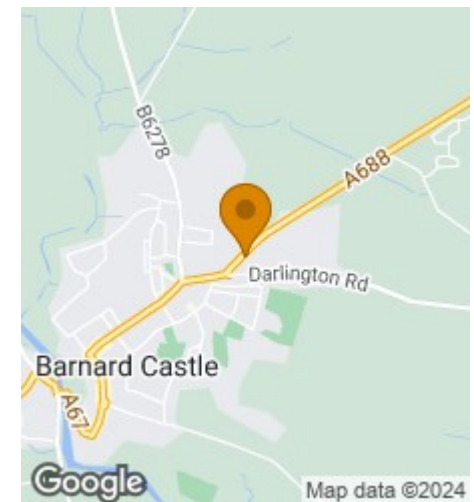


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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