



17 VANE ROAD

Barnard Castle, County Durham DL12 8AQ



GSC GRAYS

PROPERTY • ESTATES • LAND

17 VANE ROAD

Barnard Castle, County Durham DL12 8AQ

A three bedroom renovation project close to the heart of thriving Barnard Castle town centre with gardens to the front and rear. This mid-terrace comprises a sitting room, dining room, galley kitchen and conservatory, three bedrooms and a house bathroom. There is a back garden with rear lane access.

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

With UPVC entrance door to the front elevation.

Ground Floor

The property has an entrance hall, sitting room with open fire, dining room, galley kitchen and conservatory currently used as a utility/sun room.

First Floor

The first floor landing provides access to the three bedrooms and a house bathroom. The loft area is partially boarded and presents a further renovation opportunity, subject to the necessary planning consent.

Externally

To the front of the property there is a small easy maintenance garden. To the rear, the majority of the garden is laid to lawn with planted borders.

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 C.

Particulars

Particulars written in October 2023.

Photographs taken in October 2023.

Services and Other Information

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



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Approximate Gross Internal Area
1098 sq ft - 102 sq m

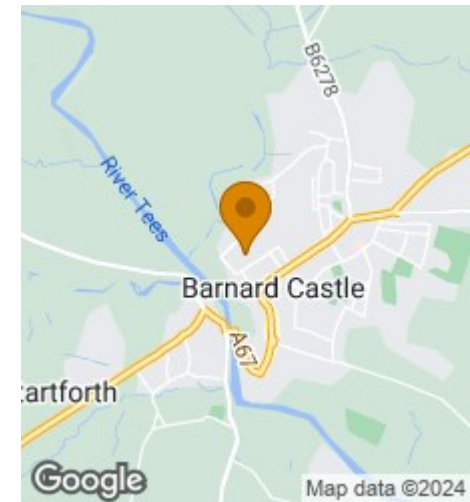


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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			89
(81-91) B			
(69-80) C		73	
(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	



Disclaimer Notice

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