



4 KINGHORNE ROAD

Barnard Castle, County Durham DL12 8GZ



GSC GRAYS
PROPERTY • ESTATES • LAND

4 KINGHORNE ROAD

Barnard Castle, County Durham DL12 8GZ

4 Kinghorne Road is a new build terraced house situated in the sought after market town of Barnard Castle. The accommodation briefly comprises of an entrance hall, WC, living room, dining/kitchen, first floor landing, two double bedrooms, en-suite, single bedroom and house bathroom. Externally, there is a rear garden, and off street parking for three cars. No onward chain.



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Situation & Amenities

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.

Accommodation

Door leading to:

Entrance Porch

Door leading to the living room and WC.

WC

With panelled walls, wash hand basin, WC and radiator.

Living Room

A well presented spacious reception room to the front, with partially panelled walling, electric effect log burner with stone hearth and wooden beam, access to storage cupboard, door leading to inner hall. Two radiators.

Inner Hall

Door leading to kitchen/dining room, stairs leading to first floor landing and radiator.

Kitchen/Dining Room

With an attractive range of fitted wall and base units, a stainless steel sink drainer and mixer tap overlooking the rear garden, single oven with gas hob, extractor fan, integrated fridge freezer and dishwasher, space for dining table and chairs. French doors leading to rear garden.

First Floor Landing

With doors leading to all three bedrooms, house bathroom, storage cupboard and access to the loft.

Bedroom One

A double bedroom with views over the rear garden, fitted wardrobes, door leading to the en-suite shower room. Radiator.

En-Suite Shower Room

Benefitting from a shower cubicle with tiled walls, wash hand basin, WC and heated towel rail.

Bedroom Two

A double bedroom with views over the front and a radiator.

Bedroom Three

A single bedroom to the front and a radiator.

House Bathroom

Benefitting from a bath with tiled splashbacks, WC, wash hand basin and heated towel rail.

External

To the front of the property there are stone flags that lead to the front door and parking for 2/3 vehicles. To the rear of the property, the garden is mostly laid to lawn with paved path around the edge, wooden timber fenced boundary and planted and shrubbed areas and a timber outhouse. There is a gate giving pedestrian access to the side and rear of the property for bins.

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 June 2022 and amended in November 2023.

Photographs taken in June 2022.

Services and Other Information

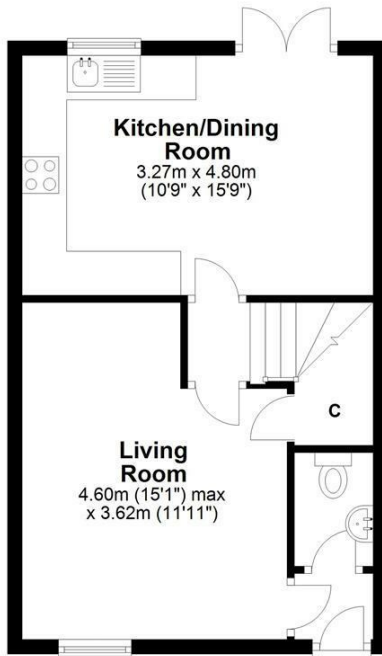
Mains electricity, gas and drainage, and water are connected. Gas fired central heating.

Remainder of NHBC warranty.

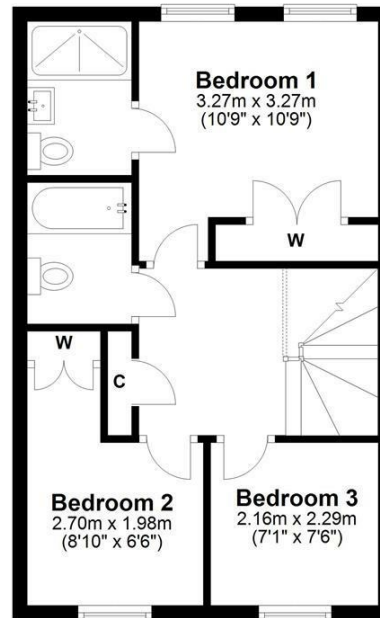


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Total area: approx. 75.8 sq. metres (815.6 sq. feet)



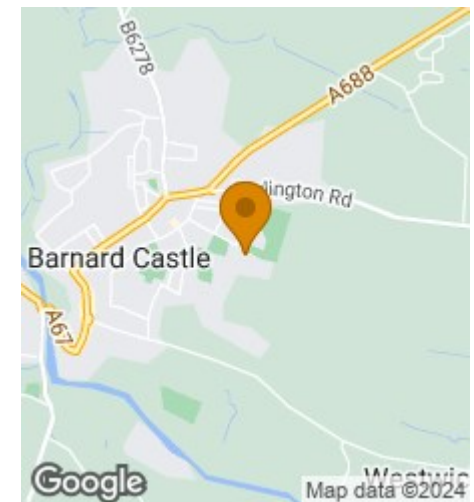
Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for GSC Grays by Vue3sixty Ltd

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	84
(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	



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.
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