



14 WILSON STREET

Barnard Castle, County Durham DL12 8JU



GSC GRAYS

PROPERTY • ESTATES • LAND

14 WILSON STREET

Barnard Castle, County Durham DL12 8JU

A great opportunity to purchase a three bedroom semi-detached family home with easy access to Barnard Castle town centre. The property benefits from two reception rooms, conservatory, kitchen, three bedrooms and a house bathroom. Externally there is an enclosed rear garden, workshop and single garage. No onward chain.

Bishop Auckland 15 miles, Darlington 17 miles, Durham 25 miles, Newcastle upon Tyne 42 miles, A1(M) 17 miles, Durham Tees Valley Airport 27 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.



GSC GRAYS

PROPERTY • ESTATES • LAND

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

01833 637000

barnardcastle@gscgrays.co.uk

GSCGRAYS.CO.UK



Accommodation

Ground Floor

With UPVC entrance door leading into entrance hall with staircase to first floor and doors to dining room and kitchen. The kitchen has a part tiled wall, space for cooker, space and plumbing for washing machine, sink unit and wall mounted gas central heating boiler and understairs storage cupboard. The dining room has a timber mantel and timber built recess storage cupboards with shelving and double glazed patio door to conservatory and glazed double doors to living room. The living room has a bay window to front elevation with wall mounted electric fire. The conservatory has double glazed windows overlooking the rear garden and a double glazed door to the rear garden.

First Floor

With loft access hatch and doors to bedroom accommodation. The main bedroom is to the rear with fitted bedroom furniture and window overlooking the rear garden. The second and third bedrooms have double glazed windows to front elevation. The house bathroom comprises a three piece suite with step-in shower cubicle, vanity wash hand basin and low level wc.

Externally

With wrought iron gate leading to forecourt area and side access gate leading to rear garden. The enclosed rear garden has fenced boundaries, patio area, astro turf lawn, workshop and door to garage.

Garage

Single garage with remote door, power and light.

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 December 2023.

Photographs taken in December 2023.

Agent Note

Please Note. Probate is currently being applied for, but it has not, as yet been granted. For further information contact GSC Grays Barnard Castle Office.

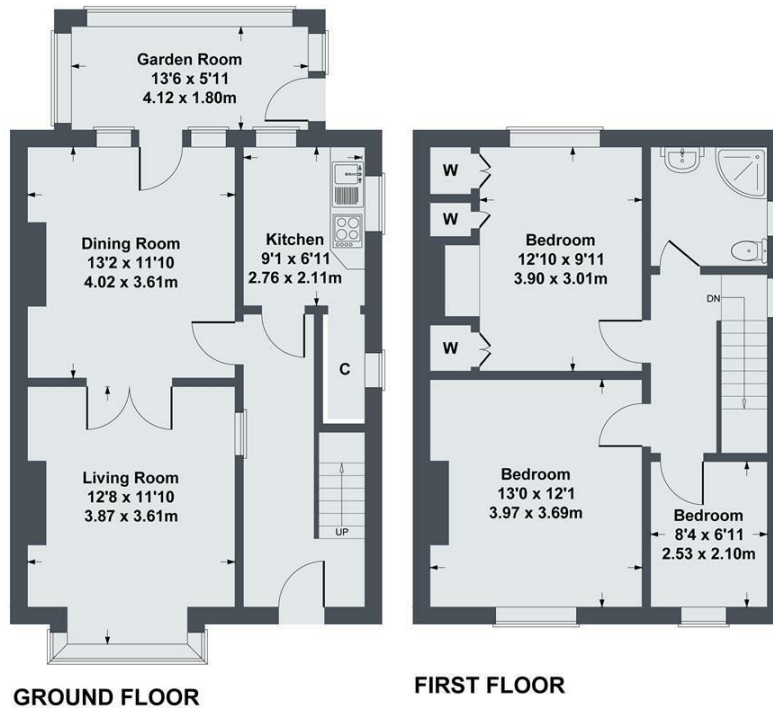
Services and Other Information

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



14 Wilson Street, Barnard Castle

Approximate Gross Internal Area
1119 sq ft - 104 sq m

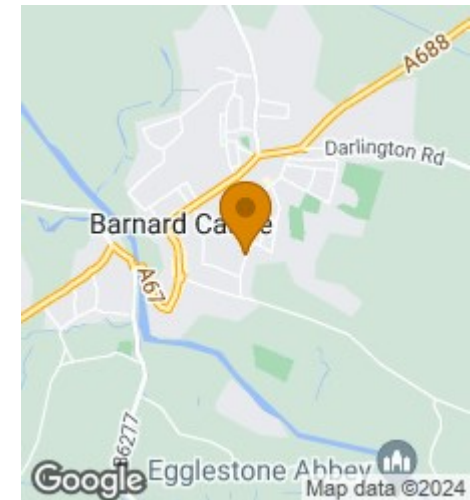


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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			82
(81-91) B			
(69-80) C			
(55-68) D		63	
(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.
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.