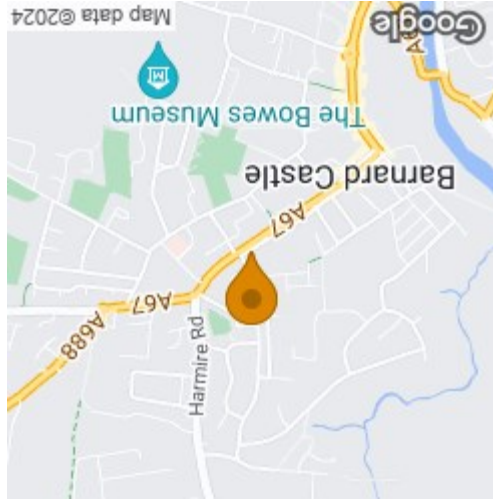


1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must 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.

Disclaimer Notice



England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
G	(1-20)
F	(21-38)
E	(39-54)
D	(55-68)
C	(69-80)
B	(81-91)
A	(92 plus)
Very energy efficient - lower running costs	
Current	Potential
58	81

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
 Produced by Potterplans Ltd, 2024
 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.



116 Galgate, Barnard Castle
 Approximate Gross Internal Area
 1558 sq ft - 154 sq m



116 GALGATE

Barnard Castle, County Durham DL12 8BJ



116 GALGATE

Barnard Castle, County Durham DL12 8BJ

A truly stunning Grade II listed property situated in the heart of the highly sought after historic town of Barnard Castle. The accommodation briefly comprises a living room, dining room, study, breakfast/kitchen, utility room, cloakroom/wc, master bedroom with en-suite bathroom, two further double bedrooms and a house bathroom. Externally, there is an enclosed rear garden.

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.



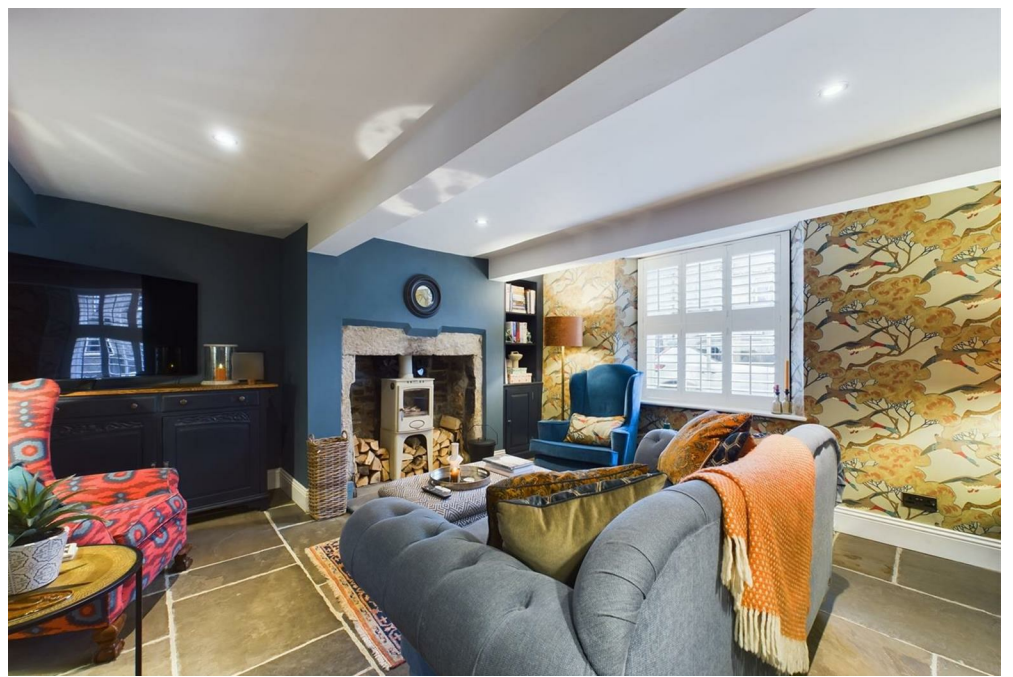
GSC GRAYS
PROPERTY • ESTATES • LAND

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

01833 637000

barnardcastle@gscgrays.co.uk

GSCGRAYS.CO.UK



Ground Floor

With entrance hall leading directly into the dining room with wooden flooring, exposed stone chimney breast and window to front elevation with fitted blind. The living room has a stone period fireplace with inset log burning stove, flag stone flooring and window to front elevation with fitted blind. The study has a sash window to the rear with tiled floor and large built-in storage cupboard. The breakfast/kitchen boasts a matching range of base units with gas fired Aga and island unit, dual aspect windows and space and plumbing for dishwasher, door to rear garden and door to utility room with cloakroom/wc.

First Floor

With galleried landing with window to side elevation and doors to all bedrooms. The master bedroom has a window to front elevation, an open doorway through to en-suite bathroom with freestanding bath, vanity wash hand basin and low level wc. Bedroom two has a window to front elevation and walk-in wardrobe. Bedroom three is found to the rear of the property with views over the rear garden. The house bathroom includes a walk-in shower, pedestal wash hand basin and low level wc.

Externally

To the rear of the property is an enclosed rear garden mainly laid to paving with mature 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 January 2024.

Photographs taken in January 2024.

Services and Other Information

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

