



# 18 QUEEN STREET

Barnard Castle, County Durham DL12 8JF



**GSC GRAYS**  
PROPERTY • ESTATES • LAND

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# 18 QUEEN STREET

Barnard Castle, County Durham DL12 8JF

A beautifully presented two-bedroom terraced property set in the heart of the historic market town of Barnard Castle with excellent links to local shops and amenities. 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.



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## Accommodation

### Ground Floor

As you enter into the property through the front door you are welcomed into the spacious living room with cast iron stove and bespoke masonry fireplace, with light being provided through the four-paned window with views to the front elevation. As you move into the tiled kitchen, you are met with matching wall and base units, as well as a five-hob gas stove and oven surrounded by a carved stone fireplace, with space and plumbing for fridge and dishwasher. The kitchen leads to the main bathroom, with freestanding sink, bath with wooden panelling, overhead shower, and stainless steel heated towel rail. There is access from the kitchen to the rear yard.

### First Floor

The stairs to the first floor are directly in front of you as you enter into the property, and firstly lead to the master bedroom to the left of the landing. This generously sized bedroom consists of wooden flooring, stone feature fireplace, and a four-paned window providing light and views to the front of the property. The second bedroom comprises an attractive bare stone wall and ensuite with toilet, sink and floor to ceiling tiling.

### Externally

To the exterior there is a private, easily maintainable yard to the rear of the property, with an outdoor shed that has power, lighting and shelving providing excellent access to local shops and the centre of town through the wooden gate to the rear of the yard.

### 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 A.

### Particulars

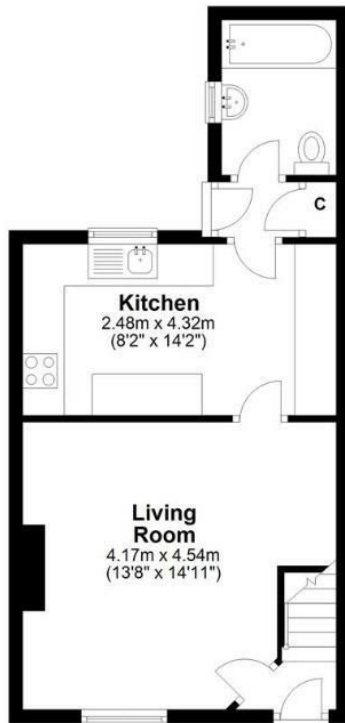
Particulars written in February 2024.

Photographs taken in February 2024.

### Services and Other Information

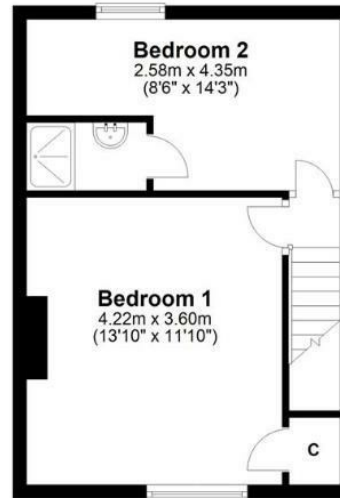
Mains electricity, gas and drainage, and water are connected. Gas fired central heating.





Ground Floor

**18 Queen Street  
Barnard Castle**  
Total area: approx. 66.8 sq. metres (719.3 sq. feet)



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) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>55</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	



### 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.