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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**



Energy Efficiency Rating	
Current	Potential
69	84

  

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



**18 FAIRFIELD ROAD**  
Barnard Castle, County Durham DL12 8EB



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# 18 FAIRFIELD ROAD

Barnard Castle, County Durham DL12 8EB

A modern three bedroom detached bungalow set in the highly sought after market town of Barnard Castle with easy access to local schools and amenities. No onward chain.

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

The accommodation comprises an entrance hall, living room, dining room/kitchen, three bedrooms, family bathroom and porch.

The hall leads into a spacious living room with feature fireplace and UPVC double glazed windows, through sliding doors you enter into a wood-effect floored kitchen/diner with an archway leading into the kitchen comprising of electric hob and oven, stainless steel sink and porch leading to the drive and the garden. The inner hall includes two storage cupboards and provides access to all three bedrooms, two of which include built-in wardrobes and a three piece family bathroom.

## Externally

To the exterior of the property there is an enclosed garden at the rear with access to the garage as well as an easily maintained garden at the front with pavement and drive providing access to the garage as well as parking for two cars.

## Garage

With up and over door, power and light with side door to rear garden and side access gate.

## 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 D.

## 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.

