



2 KINGHORNE ROAD

Barnard Castle, County Durham DL12 8GZ



GSC GRAYS

PROPERTY • ESTATES • LAND

2 KINGHORNE ROAD

Barnard Castle, County Durham DL12 8GZ

2 Kinghorne Road is a superbly presented modern three bedroom end terrace property situated in the highly sought after market town of Barnard Castle. 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 briefly comprises a living room, cloakroom/wc, dining kitchen, master bedroom with en-suite, two further bedrooms and a house bathroom. To the exterior there is a generous rear garden and driveway providing off-street parking.

Ground Floor

With entrance hall leading to both cloakroom/wc and living room. The living room has a double glazed window to the front elevation with feature fireplace having inset stove style electric fire. The dining kitchen has a modern Shaker style range of wall and base units incorporating worksurfaces including integrated dishwasher, washing machine and fridge/freezer. The dining kitchen boasts double patio doors direct onto the generous sized rear garden.

First Floor

The landing has a built-in storage cupboard and door to master bedroom with two double glazed windows overlooking the rear garden and door to en-suite shower room. There are two further bedrooms to the front of the property one is currently used as a dressing room by the owner. The house bathroom comprises a three piece suite including panelled bath, pedestal wash hand basin and low level wc.

Externally

To the exterior of the property there is a generous sized rear garden with lawn and patio areas. There is also a side access gate leading to off-street parking.

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.

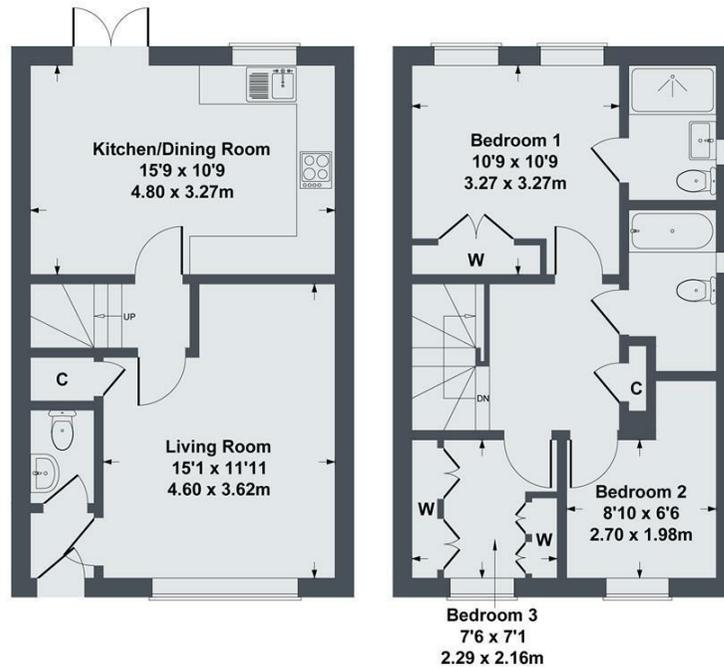
Agents Note

Mounted to the rear of the property are a number of solar panels please note these will be included in the sale of the property.



2 Kinghorne Road, Barnard Castle

Approximate Gross Internal Area
829 sq ft - 77 sq m



GROUND FLOOR

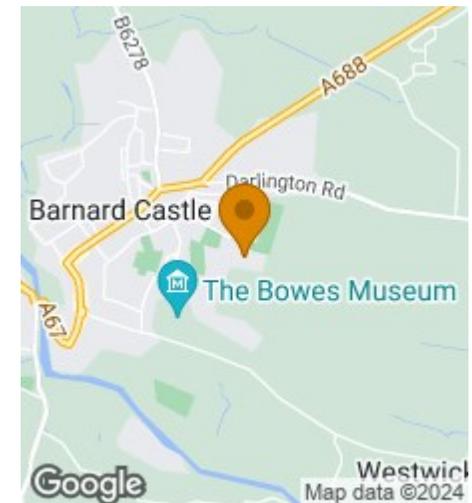
FIRST FLOOR

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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(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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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.