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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



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 Poterplans Ltd, 2023



42 Birch Road, Barnard Castle
 Approximate Gross Internal Area
 1378 sq ft - 128 sq m

| Energy Efficiency Rating | |
|---|-------------|
| Very energy efficient - lower running costs | (92 plus) A |
| | (81-91) B |
| | (69-80) C |
| | (55-68) D |
| | (39-54) E |
| | (21-38) F |
| Not energy efficient - higher running costs | (1-20) G |
| EU Directive 2002/91/EC | 57 |
| Potential | 79 |
| Current | |



42 BIRCH ROAD
 Barnard Castle, County Durham DL12 8JR



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A truly stunningly presented three bedroom mid-terrace property having been lovingly refurbished by the current owner over a number of years, situated in the heart of Barnard Castle with easy access to local amenities.

Bishop Auckland 15 miles, Darlington 17 miles, Durham 25 miles, Newcastle upon Tyne 42 miles, A1(M) 17 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. There are a number of nurseries, primary and secondary schools in Barnard Castle including Barnard Castle School and Teesdale School. Darlington and Bishop Auckland are both within close proximity, while the cities of Newcastle, Durham, York and Leeds also easily accessible.



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Accommodation

Ground Floor

With part-glazed entrance door to entrance porch leading through a pine stained glass door to hallway. The hallway boasts original tiled floor and having staircase to first floor. The living room has a double glazed bay window to front elevation, wooden flooring and inset cast iron multi-fuel stove. The dining room has a second multi-fuel stove, wooden flooring and is open to the kitchen. The bespoke kitchen has a matching range of wall and base units incorporating Beech block worktop with Belfast sink, integral fridge/freezer, space for range style cooker, space and plumbing for washing machine and dishwasher.

Half Landing

With pine stained glass door to house bathroom with step-in power shower, pedestal wash hand basin and low level wc.

First Floor

The spacious and light first floor landing has exposed floorboards with pine doors to all bedrooms all with exposed floorboards and double glazed windows.

Externally

To the exterior of the property there is an enclosed courtyard area with gate leading through to separate beautiful rear garden mainly laid to lawn with mature planted borders, vegetable patch, greenhouse and timber built shed.

Outbuilding/Store

From the courtyard garden is a useful outbuilding/store with central heating boiler, 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 B.

Particulars

Particulars written in August 2023.

Photographs taken in August 2023.

Services and Other Information

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

