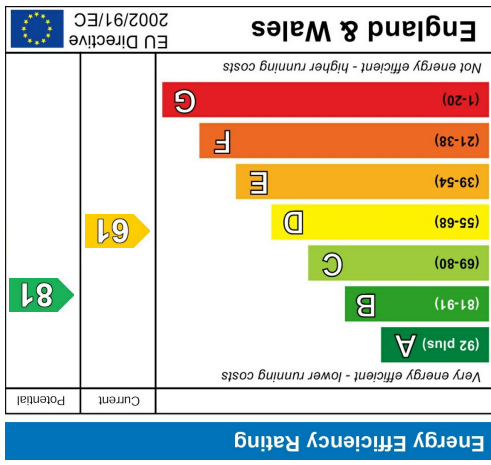


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1. These particulars are a general guide only and do not form any part of any offer or contract.
  2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should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

**Disclaimer Notice**



**4 PEARSON TERRACE**

Barnard Castle, County Durham DL12 8JH





# 4 PEARSON TERRACE

Barnard Castle, County Durham DL12 8JH

A beautifully presented, recently redecorated three-bedroom terraced property situated in the centre of the historic market town of Barnard Castle with excellent links to local shops and amenities.

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**

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## Accommodation

### Ground Floor

As you enter into the carpeted entrance hall, the dining room can be found on your left through a bespoke wooden door with matching wallpaper and curtains, and ample space for hosting dinner parties. The spacious living room with multi-fuel cast iron stove and with light provided through the four paned window is also accessed from the entrance hall, and gives access to the kitchen, with matching wall and base units, gas oven and hob and stainless steel extractor fan. The downstairs bathroom is accessed through the kitchen with matching wall and floor tiling, freestanding bath and sink and matching bespoke taps. The rear yard is accessed through the kitchen.

### First Floor

As you come to the top of the staircase, two bedrooms are accessed at the end of the first corridor to the right of the landing, both with in-built wardrobes and feature fireplaces, and ample space for a double bed. The upstairs toilet is also accessed from this corridor. The main bathroom consists of tiling, bespoke shower and shower door and stainless steel heated towel rail. The third bedroom is accessed at the end of the corridor with in-built wardrobe and feature fireplace.

### Externally

The rear yard is accessed through the kitchen, and comprises easily maintainable gravel and stone as well as a garden patch, and sheltered seating area perfect for catching the evening rays. The rear yard leads out into the centre of Barnard Castle through the gate at the rear.

### Parking

There is a dedicated parking spot with this property with keys provided to a bollard for added privacy.

### 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 March 2024.

Photographs taken in March 2024.

### Services and Other Information

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

