



22 MARSHALL STREET

Barnard Castle, County Durham DL12 8AG

22



GSC GRAYS

PROPERTY • ESTATES • LAND

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Barnard Castle, County Durham DL12 8AG

We are delighted to offer to the market this beautifully presented, two bedroom, stone-built end-terraced property situated in the highly desirable market town of Barnard Castle.

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

As you enter into the property you are greeted with stunning original mosaic tiling, leading into the dining and living room. The living room consists of bespoke storage cupboard, stone chimney breast with multi-fuel cast iron stove, and double glazed windows to front elevation. You then move into the dining room with stone built fireplace, wooden flooring and access to the kitchen. The modern kitchen comprises matching wall and base units, space for washing machine, tumble dryer and fridge, and electric oven with incorporated rolled edge worksurfaces and stainless steel extractor fan. The downstairs WC is accessed from the kitchen with lavatory and wash basin with tiling. The rear yard is accessed from the kitchen.

First Floor

As you come to the half landing, the main bathroom is directly ahead of you with freestanding bath, separate copper shower, lavatory and wash basin. The first bedroom is accessed at the top of the landing to the right, with in-built storage, space for double bed and views to rear elevation. The spacious master bedroom is accessed at the end of the landing with stone surround feature fireplace and in-built storage.

Externally

The rear yard is accessed from the kitchen and provides great links to the centre of Barnard Castle town.

Parking

On-street parking is available.

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.

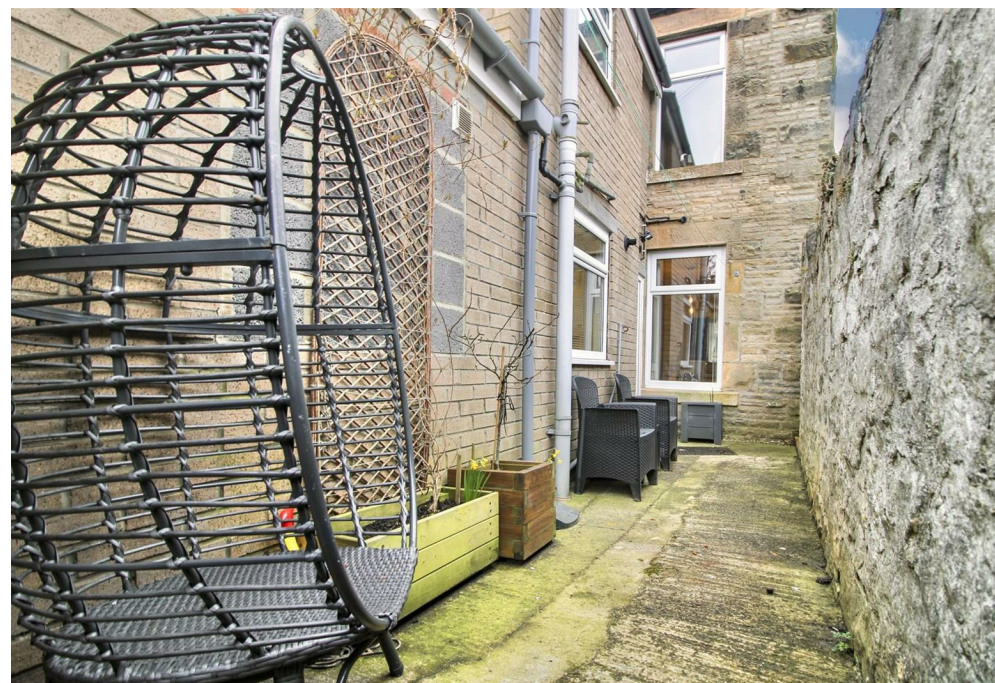
Particulars

Particulars written in March 2024.

Photographs taken in March 2024.

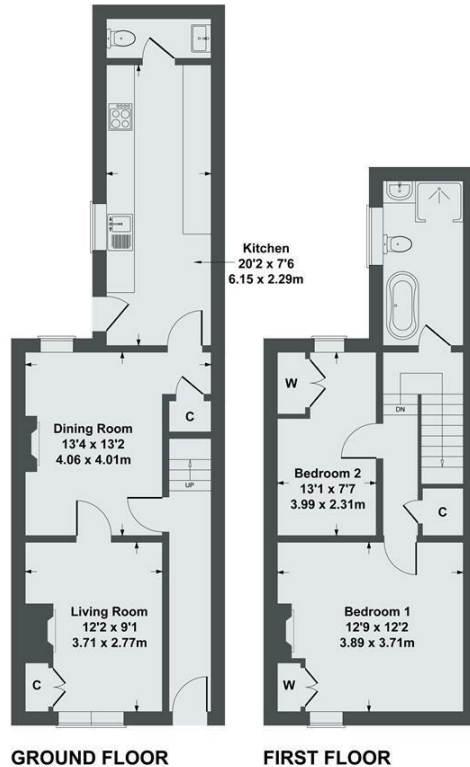
Services and Other Information

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



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Approximate Gross Internal Area
940 sq ft - 87 sq m



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			83
(81-91) B			
(69-80) C			
(55-68) D		61	
(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.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
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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.