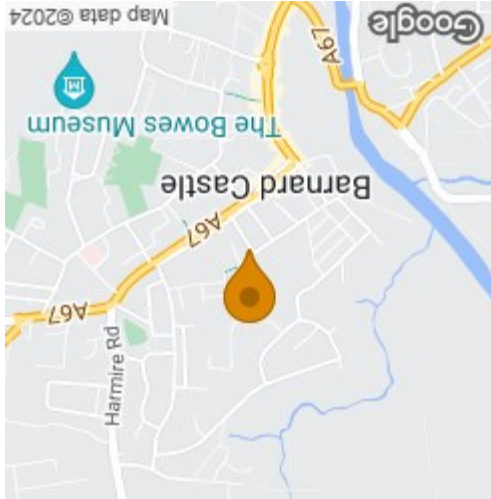


- GSC Grays gives notice that:
1. These particulars are a general guide only and do not form any part of any offer or contract.
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  5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise 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**



England & Wales	
EU Directive 2002/91/EC	
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
Current	64
Potential	100

**18 Baliol Street, Barnard Castle**  
 Approximate Gross Internal Area  
 710 sq ft - 66 sq m

**GROUND FLOOR**

Living Room 4.13 x 3.87m  
 Kitchen 10'9 x 5'10  
 3.27 x 1.79m

**FIRST FLOOR**

Bedroom 10'6 x 8'8  
 3.21 x 2.65m  
 Bedroom 16'2 x 6'9  
 4.93 x 2.05m

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



**18 BALIOL STREET**  
 Barnard Castle, County Durham DL12 8AF



# 18 BALIOL STREET

Barnard Castle, County Durham DL12 8AF

A truly impeccably presented two bedroom mid-terrace property with an easily maintainable and surprisingly spacious rear yard, and excellent links to local shops and amenities, as it is situated in the heart of the historic market town of Barnard Castle. No onward chain.

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.



**GSC GRAYS**  
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## Accommodation

### Ground Floor

The spacious and well-presented living room consists of integrated storage, cast iron multi-fuel stove and double glazed windows. Through the hallway, the living room leads into the refurbished kitchen, with matching wall and base units, stainless steel sink, electric oven and induction hob, half wall tiling, and access to the bathroom. The wallpapered bathroom comprises bath with overhead shower, freestanding ceramic sink and WC, and feature stone arch. The rear yard is accessed from the kitchen.

### First Floor

The two generously-sized bedrooms are accessed on the first floor, with feature wooden panelling and, in the master bedroom, separate desk area with views to the rear elevation. Double glazed windows in both bedrooms provide ample light and insulation.

### Externally

To the rear of the property, the wooden decking is accessed from the kitchen, with steps to the outdoor seating area, and easily maintainable gravelled area with views over the local cricket club.

### Parking

On-street parking is available with this property.

### 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 April 2024.

Photographs taken in April 2024.

### Services and Other Information

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

