



RIVERDALE THE LENDINGS  
Startforth, Barnard Castle





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# RIVERDALE THE LENDINGS

Barnard Castle, County Durham, DL12 9AB

A superbly presented four bedroom semi-detached family home with views over the River Tees towards Barnard Castle boasting two reception rooms, breakfast/kitchen, cloakroom/wc, four bedrooms, house bathroom, shower room, large garden, driveway and substantial gardens.

## ACCOMMODATION

- \* Four bedrooms
- \* Stunning location
- \* Beautiful views
- \* Two reception rooms
- \* Breakfast/kitchen
  - \* Lovely garden
  - \* Large garage



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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## Location

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.

## Riverdale







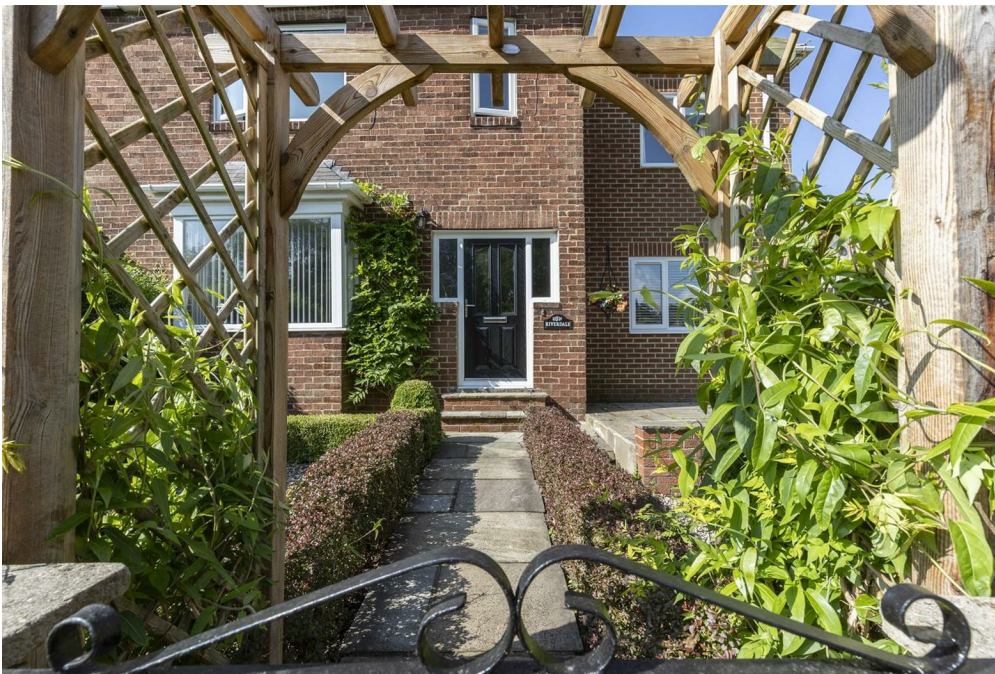
### Ground Floor

With double glazed entrance hall to rear hall, door to cloakroom/wc, living room and breakfast kitchen. The kitchen has a matching range of wall and base units incorporating Quartz worktop, triple aspect windows and integral appliances including electric oven, washing machine, fridge/freezer, dishwasher, gas hob and extractor fan. The living room provides a generous space with both seating area and dining area with double glazed patio doors to rear garden. The front entrance hall provides access to the sitting room and a staircase to first floor. The sitting room boasts a bay window with lovely views and cast iron feature fireplace.

### First Floor

With double glazed window to rear elevation and doors leading to first floor accommodation. There are four bedrooms, two with fitted wardrobes and two with views over the River Tees. The house bathroom comprises a three piece suite with freestanding bath, low level wc and pedestal wash hand basin. There is also a shower room with step-in shower and vanity wash hand basin.





### Externally

To the rear of the property there is a terrace garden with grassed areas, decking, pizza oven and patio with views back towards Barnard Castle. Block paved driveway provides on-street parking for several vehicles and also access to the garage. There is also a side garden mainly laid to lawn with hedged boundaries providing privacy. Front garden mainly laid to gravel.

### Garage

With timber vehicular doors to front elevation. Personal door to side aspect and obscure double glazed window to side elevation, 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 D.

### Particulars

Particulars written in April 2024.

Photographs taken in April 2024.

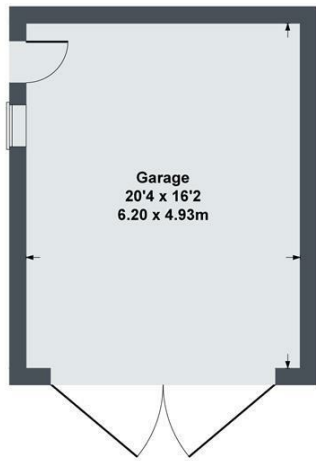
### Services and Other Information

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

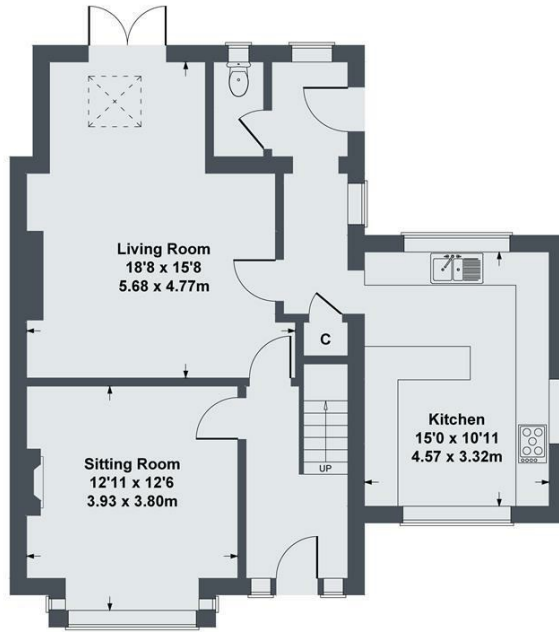


# Riverdale, The Lendings, Barnard Castle

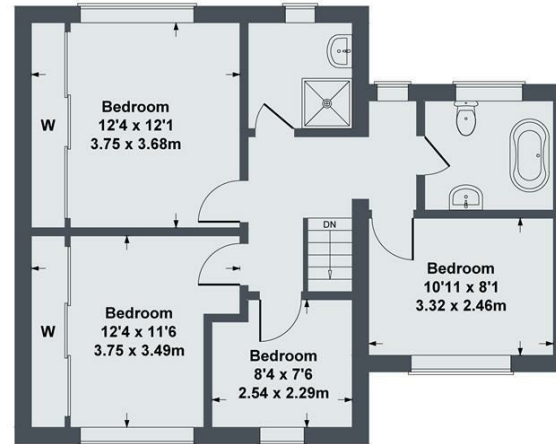
Approximate Gross Internal Area  
1722 sq ft - 160 sq m



**GARAGE**



**GROUND FLOOR**



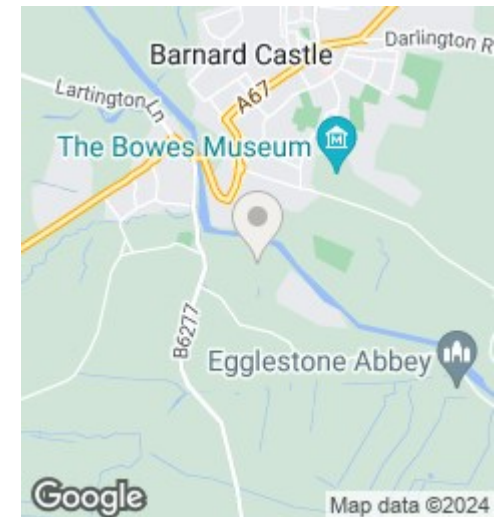
**FIRST FLOOR**

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) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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