



2 MONTALBO ROAD
Barnard Castle



GSC GRAYS

PROPERTY • ESTATES • LAND

2 MONTALBO ROAD

Barnard Castle, County Durham, DL12 8BP

A beautifully presented three bedroom Victorian terrace property with a delightful garden and garage/workshop, situated in a highly sought after area of Barnard Castle, with easy access to the town centre.

ACCOMMODATION

- * Beautifully presented
- * Victorian terrace property
- * Two reception rooms
- * Three bedrooms
- * Stunning kitchen
- * Garage/workshop
- * Garden



12 The Bank, Barnard Castle, Co. Durham, DL12 8PQ

01833 637000

barnardcastle@gscgrays.co.uk

GSCGRAYS.CO.UK



Situation & 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.

Accommodation

The property briefly comprises entrance hall, living room, dining room, recently fitted kitchen, cloakroom/utility room, three bedrooms and a large four piece house bathroom. Externally, there is a front garden, tiered rear garden and large garage/workshop.





Ground Floor

With recently fitted glazed and composite door to entrance porch with original tiled floor leading to hallway. The hallway has an original tiled floor with understairs storage cupboard, staircase to first floor and doors to ground floor accommodation. The living room has a double glazed bay window to front elevation overlooking the front garden, coving to ceiling, picture rail and inset remote controlled living flame gas fire and bi-folding doors to dining room. The dining room has double glazed patio doors to rear garden, inset living flame remote controlled gas fire, coving to ceiling and picture rail. The stunning recently fitted kitchen boasts Karndean flooring, a range of matching wall and base units incorporating a Silestone worktop, space for Range style cooker, fitted fridge/freezer and dishwasher and a window to side elevation and UPVC door to rear garden. The cloak room/wc has a window to side elevation and space and plumbing for washing machine.



First Floor

With first floor galleried landing with loft access to part boarded loft space. There are three bedrooms on the first floor and a large four piece house bathroom comprising walk-in shower, freestanding bath, wall mounted wash hand basin, low level WC and built-in storage cupboard.

Externally

Front Garden

A pretty front garden with dwarf walls, wrought iron railings and gate providing access to the main entrance with mature trees and shrubs.

Rear Garden

An immaculately presented tiered rear garden with lawn and patio areas, ideal for alfresco dining. Sun room providing peaceful area to read and relax.

Garage/Workshop

With personal door from garden and remote roller door from rear lane. The spacious garage/workshop also has bi-folding doors through to the garden, with power and light.

Owners Insight

"When we first saw this property we knew it was going to be our home! All its character features and light spacious rooms felt very welcoming. The sunny rear garden and sunroom are very private and the large garage/workshop are a real bonus. It's great being so close to town and having wonderful walks from your doorstep."

Tenure

The property is believed to be offered freehold with vacant possession on completion.

Local Authority & Council Tax

Durham County Council Tel: 03000 26 00 00.

For Council Tax purposes the property is banded D.

Particulars

Particulars written in April 2025.

Photographs taken in April 2025.

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
1952 sq ft - 181 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. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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