



30 QUEEN STREET

Barnard Castle, County Durham DL12 8JG



GSC GRAYS

PROPERTY • ESTATES • LAND



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# 30 QUEEN STREET

Barnard Castle, County Durham DL12 8JG

A superbly presented three bedroom stone built mid terrace property situated in the heart of the highly sought after market town of Barnard Castle. The property boasts two reception rooms, kitchen, three bedrooms and a house bathroom.

Externally, there is an enclosed rear courtyard garden and garage.

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.



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## Accommodation

### Ground Floor

With UPVC entrance door to entrance porch with stained glass and wooden panelled door to hallway. The hallway has a staircase to first floor, doors to living room and sitting room/dining room. The sitting room/dining room has a feature fireplace, coving to ceiling and double glazed window to front elevation. The living room has a living flame gas fire, recessed shelving and storage, understairs storage cupboard, double glazed window overlooking rear garden and door to kitchen. The kitchen has a matching range of wall and base units incorporated Corian worktop with sink unit, gas hob, electric oven, extractor hood, space for fridge/freezer and door to rear garden.

### First Floor

The first floor landing provides access to all three bedrooms (two doubles and one single), the house bathroom and a study area.

### Externally

To the front of the property there is a low wall and wrought iron boundary with a wrought iron gate and pathway leading to front door. To the rear of the property there is a paved patio garden with some raised flower beds with walled boundaries, wrought iron gate leading to rear access of the property and a personal door to garage.

### Garage

With up and over door, power, light and plumbing for washing machine.

### 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.

### Services and Other Information

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

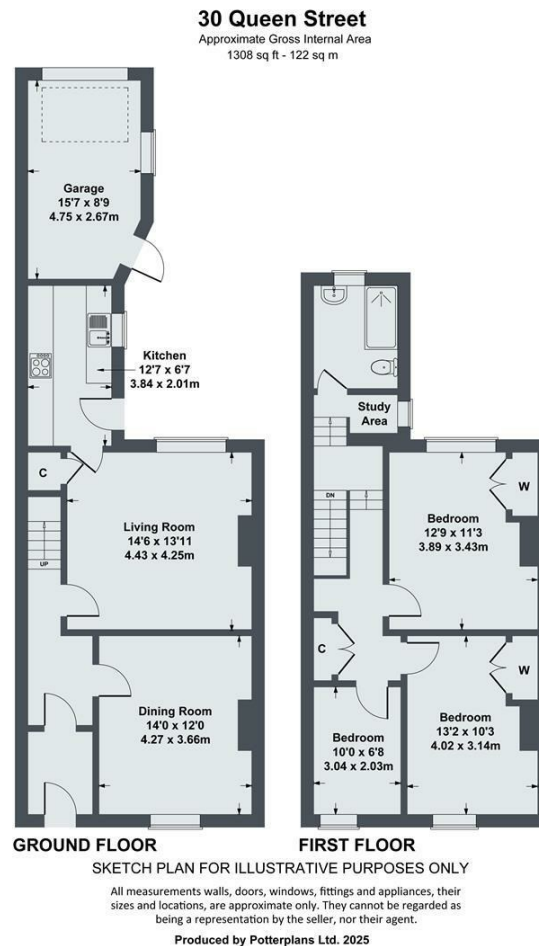
### Particulars

Particulars written in April 2025.

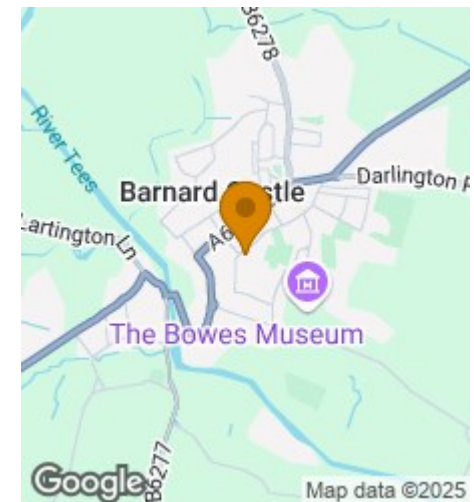
Photographs taken in April 2025.







| Energy Efficiency Rating                           |           |                                                                                                                |
|----------------------------------------------------|-----------|----------------------------------------------------------------------------------------------------------------|
|                                                    | Current   | Potential                                                                                                      |
| <i>Very energy efficient - lower running costs</i> |           |                                                                                                                |
| (92 plus) <b>A</b>                                 | <b>60</b> | <b>81</b>                                                                                                      |
| (81-91) <b>B</b>                                   |           |                                                                                                                |
| (69-80) <b>C</b>                                   |           |                                                                                                                |
| (55-68) <b>D</b>                                   |           |                                                                                                                |
| (39-54) <b>E</b>                                   |           |                                                                                                                |
| (21-38) <b>F</b>                                   |           |                                                                                                                |
| (1-20) <b>G</b>                                    |           |                                                                                                                |
| <i>Not energy efficient - higher running costs</i> |           |                                                                                                                |
| <b>England &amp; Wales</b>                         |           | EU Directive<br>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.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
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6. Please discuss with us any aspects that are important to you prior to travelling to the property.