



11 WELLINGTON ROAD

Barnard Castle, County Durham DL12 8AT



GSC GRAYS

PROPERTY • ESTATES • LAND



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# 11 WELLINGTON ROAD

Barnard Castle, County Durham DL12 8AT

A delightful 2/3 bedroom semi-detached bungalow in the heart of Barnard Castle with ample space for parking, an enclosed rear garden and garage. Wellington Road offers the perfect opportunity for buyers looking for single floor living and spacious accommodation.

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 centre of 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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### The property

Upon entering the property, an internal porch separates from the spacious hallway giving access to the bedroom, living room, family bathroom and dining room. The main bedroom has a view to the front of the property having fitted wardrobes for additional storage. Adjacent to the main bedroom is the generous living room with electric log burner and French doors leading to the garden. The family bathroom has been equipped with storage units, pedestal wash hand basin, toilet, heated towel rail and spacious shower. The dining room offers potential to be used as a further bedroom with coat closet and large bay window. The kitchen has been recently modernised with matching wall and base units, wooden worktops and Belfast sink, integrated fridge/freezer, dishwasher and fitted washing machine. A feature of the kitchen is the impressive electric Rangemaster cooker with matching electric extractor fan. Leading from the kitchen is a useful workshop area with separate toilet, internal door to garage and external door to the rear garden.

A first floor room is accessible via stairs leading out of the kitchen, which is great for additional storage or suitable for use as an office/study. The loft space is also accessible at the first floor and has been partially boarded.

### Gardens

To the rear of the property is a manageable garden that includes a mixture of patio and lawn with flower beds and fruit trees. The garden has an alfresco seating area and side access to the front of the property.

To the front of the property is an enclosed garden with walled boundaries with steps and ramp leading to the front door.

### Garage

A spacious single garage with power, light and remote roller door.

### Parking

Off-street parking is available at the property for two cars.

### Services and other Inforamtion

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

### Council Tax and Local Authority

Durham County Council Tel: 03000 26 00 00.

For Council Tax purposes the property is banded D.

### Tenure

The properties tenure is believed to be freehold with vacant possession upon completion.

### Particulars

Particulars written in July 2025.

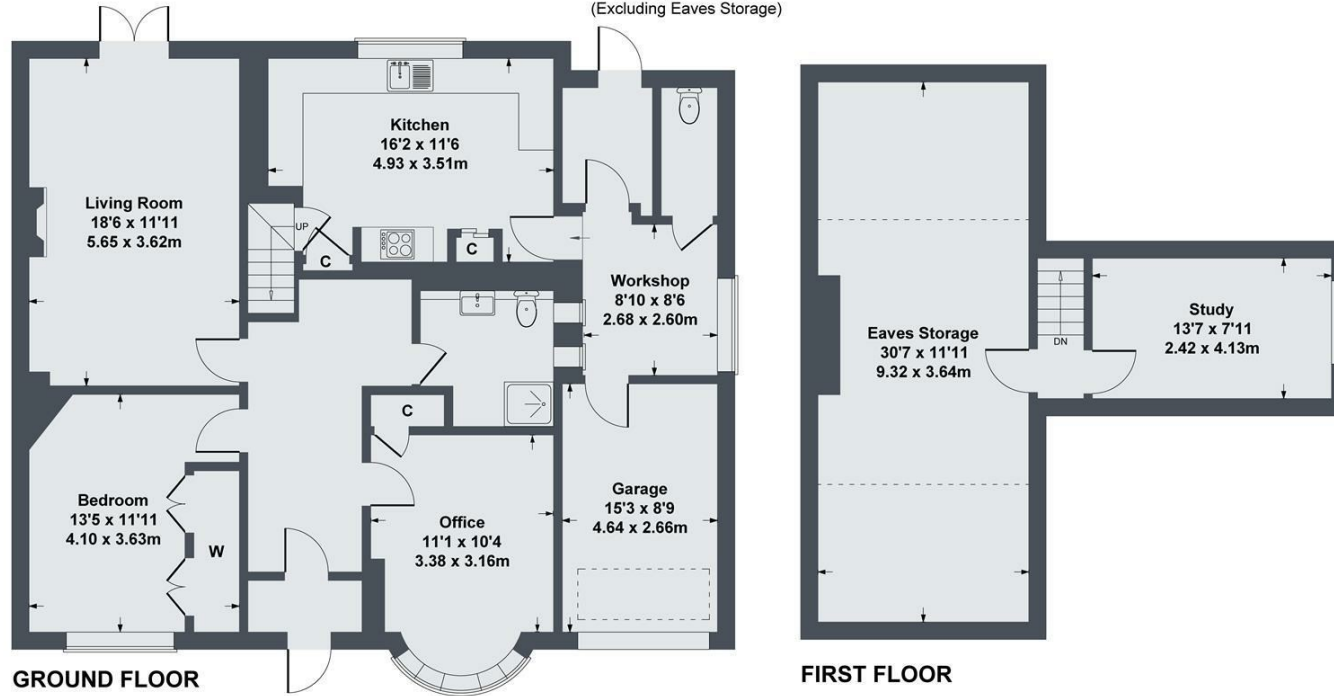
Photographs taken in July 2025.





## 11 Wellington Road

Approximate Gross Internal Area  
1399 sq ft - 130 sq m  
(Excluding Eaves Storage)

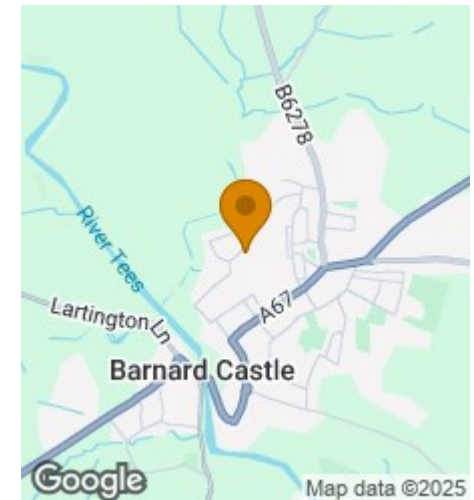


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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) <b>A</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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



### Disclaimer Notice

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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.
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6. Please discuss with us any aspects that are important to you prior to travelling to the property.