

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.
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



| Energy Efficiency Rating | | |
|---|--|--|
| England & Wales | | |
| EU Directive 2002/91/EC | | |
| Not energy efficient - higher running costs | | |
| Very energy efficient - lower running costs | | |
| A (92 plus) | | |
| B (81-91) | | |
| C (69-80) | | |
| D (55-68) | | |
| E (39-54) | | |
| F (21-38) | | |
| G (1-20) | | |
| 70 | | |
| 84 | | |
| Current | | |
| Potential | | |

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



2 CORN CLOSE

Barnard Castle, County Durham DL12 9AW



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2 Corn Close is a stunning example of a modern three bedroom semi-detached property at the edge of Barnard Castle benefitting from off-street parking and a rear garden.

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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The Property

Ground Floor

With entrance door to a quaint hallway and doors through to both living room and kitchen space. The kitchen is a modern stylish space with integrated fridge/freezer, dishwasher, oven and microwave/oven and plenty of storage units and both eye and base height. There is also an induction hob with electric extractor fan and a convenient breakfast bar. The kitchen extends around to the main living area that is a recent extension to the property with Velux skylight windows and French doors out to the rear garden. An additional living room is the perfect space to relax with a view out to the front of the property.

First Floor

The first floor enjoys three bedrooms, one being the master with fitted wardrobes for additional storage. The family bathroom has been fitted with bath with overhead shower, pedestal sink, heated towel rail and WC.

Externally

To the front of the property there is space for two cars off-street with steps and hand rail to the house. There is access around the side of the property to the rear garden which is mainly laid to lawn with a patio area perfect for alfresco dining.

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.

Particulars

Particulars written in August 2025.

Photographs taken in August 2025.

Services and Other Information

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

