23 MAYFIELD

Barnard Castle, County Durham DL12 8EA

GSC GRAYS

PROPERTY • ESTATES • LAND

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23 Mayfield is a brilliant example of a three bedroom home in a prime location in Barnard Castle. Situated in a peaceful cul-de-sac the property benefits from front and rear gardens, views over the garden and a tandem length 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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5&6 Bailey Court Colburn Business Park, Richmond, North Yorkshire, DL9 4QL

01748 829217

agency@gscgrays.co.uk

Accommodation

Ground Floor

With spacious entrance hall with storage cupboards leading to double aspect living space with gas fireplace, wooden surround and French doors. To the rear of the property is a modernised gallery kitchen with matching wall and base units, free standing electric hob and cooker, sink and space for a fridge. The kitchen leads to a rear porch with personal access to the garage. The ground floor also benefits from a front aspect dining room and downstairs WC.

First Floor

The first floor includes three generous bedrooms all with fitted wardrobes for additional storage. A family bathroom is also located that is fully tiled with separate, bath, shower, pedestal sink and toilet. A very handy feature to the first floor is a spacious storage closet.

Garage & Parking

A tandem length garage with power, light and up and over door. There is also a paved gated driveway providing off-street parking.

Gardens

The front includes central lawn and well tended to flower beds and is enclosed by partial wall and hedges. The rear garden has side access and a combination of patio with raised lawn that has been beautifully landscaped to create a perfect entertaining space.

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 October 2025.
Photographs taken in October 2025.

Services and Other Information

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

23 Mayfield, Barnard Castle

Approximate Gross Internal Area
1539 sq ft - 143 sq m

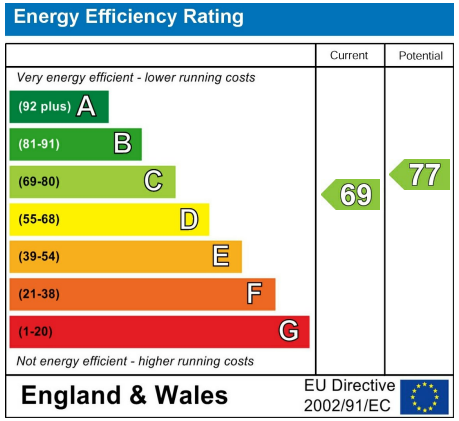
GROUND FLOOR

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. 2025



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