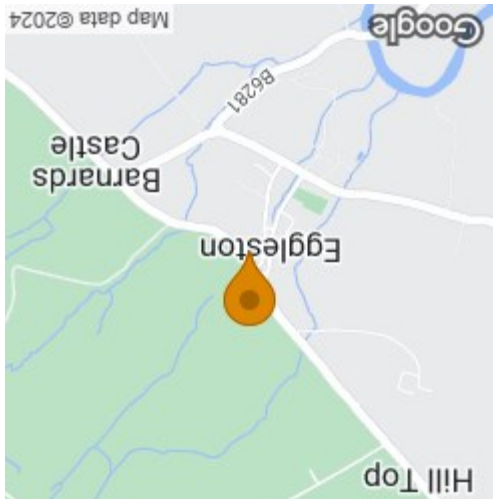


1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must 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															
Current	Potential														
42	78														
England & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs															
<table border="0"> <tr> <td style="background-color: #f08080;">G</td> <td>(1-20)</td> </tr> <tr> <td style="background-color: #ffcc00;">F</td> <td>(21-38)</td> </tr> <tr> <td style="background-color: #ff9900;">E</td> <td>(39-54)</td> </tr> <tr> <td style="background-color: #ffff00;">D</td> <td>(55-68)</td> </tr> <tr> <td style="background-color: #ccff00;">C</td> <td>(69-80)</td> </tr> <tr> <td style="background-color: #99ff00;">B</td> <td>(81-91)</td> </tr> <tr> <td style="background-color: #66ff00;">A</td> <td>(92 plus)</td> </tr> </table>		G	(1-20)	F	(21-38)	E	(39-54)	D	(55-68)	C	(69-80)	B	(81-91)	A	(92 plus)
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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 Potterplains Ltd, 2024



# 15 GREENBANK

Eggleston, County Durham DL12 0BQ





# 15 GREENBANK

Eggleston, County Durham DL12 0BQ

A superb opportunity to purchase a mid-terrace three bedroom home with garden and garage, built in 1990, situated in the heart of the highly sought after village of Eggleston.

Middleton-in-Teesdale 4 miles, Barnard Castle 6 miles, Bishop Auckland 17 miles, Darlington 18 miles, Durham 30 miles. Please note all distances are approximate. Situated on the edge of Eggleston village. The property enjoys a pretty setting, whilst remaining easily accessible to the historic market town of Barnard Castle and its many local shops, amenities and schools. The village of Eggleston has a public house The Moorcock Inn and a farm shop, post office services are available in the village hall twice a week along with other regular activities.



**GSC GRAYS**  
PROPERTY • ESTATES • LAND

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## Accommodation

The accommodation briefly comprises an entrance hall, living room, dining room, breakfast kitchen, conservatory, cloakroom/wc, three bedrooms and a house bathroom. To the exterior of the property there is a front garden, rear garden and single garage.

## Ground Floor

With entrance door to entrance hall having staircase to first floor and doors to: dining room with window to front elevation, dual aspect living room with open fireplace, breakfast kitchen with matching range of wall and base units and window overlooking the rear garden, conservatory with windows overlooking the rear garden and door to the rear. There is also a cloakroom/wc off the hallway on the ground floor.

## First Floor

With a dual aspect first floor landing leading to three bedrooms and a house bathroom. The house bathroom comprises a three piece suite which includes panelled bath with shower over, pedestal wash hand basin, low level wc and airing cupboard.

## Externally

To the front of the property there is a pretty front garden mainly laid to lawn. There is an enclosed rear garden with wall and fenced boundaries, car parking in courtyard at rear.

## Garage

Single garage with up and over door.

## 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 January 2024.

Photographs taken in January 2024.

## Services and Other Information

Mains electricity and drainage, and water are connected. The property is heated via wall mounted storage heaters.

