



32 BALIOL STREET

Barnard Castle, County Durham DL12 8AF



GSC GRAYS
PROPERTY • ESTATES • LAND

32 BALIOL STREET

Barnard Castle, County Durham DL12 8AF

A well situated two bedroom mid-terraced property with private rear yard set in the historic market town of Barnard Castle. Available with no onward chain.

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

The entrance porch leads into the living room with double glazed window to front elevation and feature gas fireplace. The living room provides access to the kitchen with matching wall and base units, stainless steel sink and gas hob, with further access to the rear yard and downstairs bathroom with tiled shower, wash basin and WC.

First Floor

The spacious master bedroom comprises double glazed window, integrated storage and access to the first floor landing. This leads into the second bedroom with double glazed window and further access to the upstairs WC with half wall tiling and separate wash basin.

Externally

A private walled rear yard is accessed from the kitchen.

Parking

On-street parking is available with this property.

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 B.

Particulars

Particulars written in May 2024.

Photographs taken in April 2024.

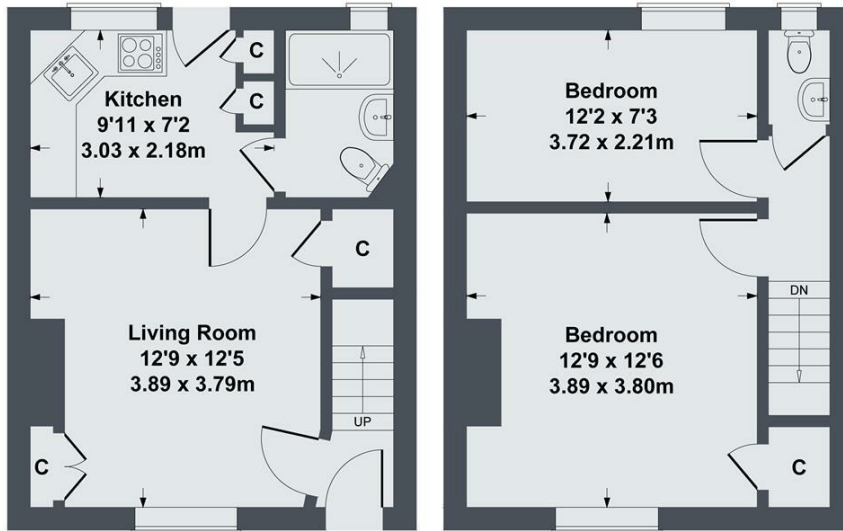
Services and Other Information

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



32 Baliol Street, Barnard Castle

Approximate Gross Internal Area
635 sq ft - 59 sq m



GROUND FLOOR

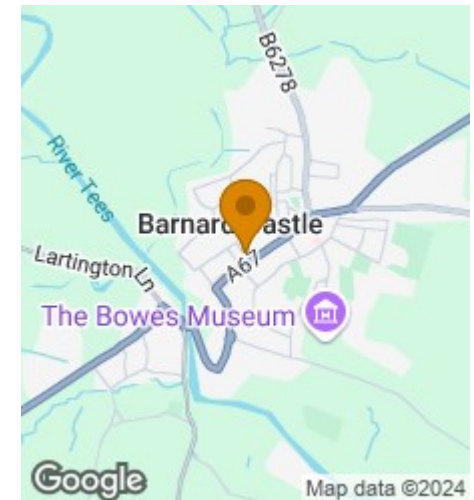
FIRST FLOOR

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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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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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