



# 7 CLAIRE HOUSE WAY

Barnard Castle, County Durham DL12 8FA



**GSC GRAYS**

PROPERTY • ESTATES • LAND



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# 7 CLAIRE HOUSE WAY

Barnard Castle, County Durham DL12 8FA

An immaculately presented stone-built period property situated in the heart of Barnard Castle. The accommodation comprises two bedrooms and has been finished to a high standard throughout with the current owner including bespoke kitchen, fitted wardrobes and Tom Dixon lighting. To the exterior of the property there is an enclosed rear courtyard garden with off-street parking for two vehicles to the front of the property.

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

### Entrance Hall

With entrance door to front elevation, staircase to the first floor, fitted storage cupboard, radiator, understairs storage cupboard with plumbing and space for washing machine, further storage cupboard above, inset spot lights, coving and doors to..

### Cloakroom/WC

Including a low level WC and vanity wash hand basin.

### Open Plan Living/Kitchen

With two double glazed windows to the front elevation with shutters, Kardean medium oak flooring, cast iron radiators and feature electric inset fire with app control.

Kitchen including a bespoke matching range of wall and base units incorporating a marble work top, built-in dishwasher, fridge/freezer, 1 1/2 bowl sink unit, Bosch double oven, Kardean flooring, breakfast bar with storage under and two double glazed windows to rear elevation.

### First Floor Landing

With double glazed window to rear elevation and radiator with doors to..

### Bedroom One

With two double glazed windows to rear elevation with shutters, radiator, radiator cover and a range of fitted wardrobes.

### Bedroom Two

With two double glazed windows to front elevation with shutters, radiator, range of fitted wardrobes and matching dressing table.

### House Bathroom

Including a four piece suite comprising step-in shower cubicle, corner bath, low level WC, vanity wash hand basin, tiled floor, part tiled walls, double glazed frosted window to front elevation.

### Externally

To the rear of the property there is an enclosed rear courtyard garden with flagged stone floor and raised gravel area and side access gate. There is off-street parking for two vehicles to the front of the 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 C.

### Particulars

Particulars written in July 2022.

Photographs taken in July 2022.

### Services and Other Information

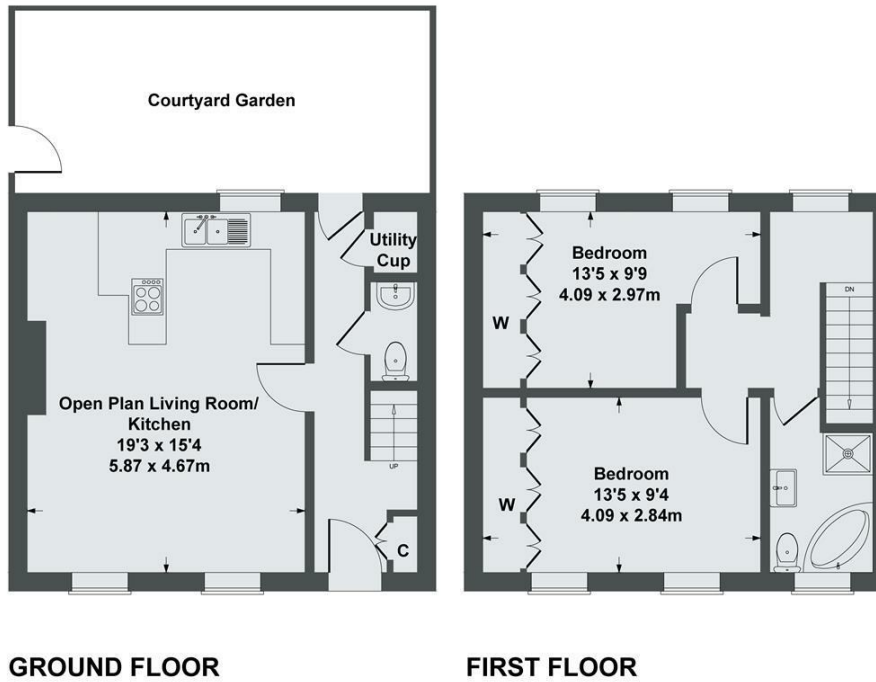
Mains electricity, gas and drainage, and water are connected. Gas fired central heating.





## 7 Claire House Way, Barnard Castle.

Approximate Gross Internal Area  
802 sq ft - 75 sq m

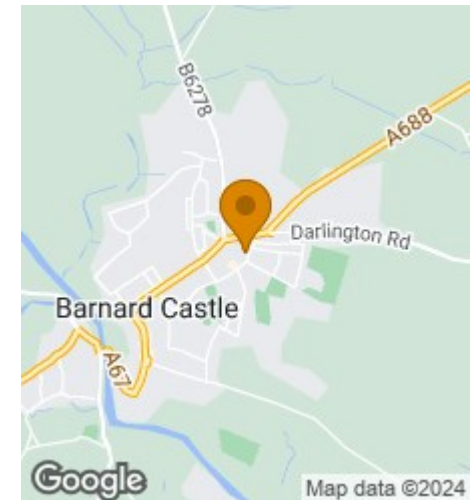


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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. 2022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A		81	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



### Disclaimer Notice

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