



36 KIRK VIEW

Barnard Castle, DL12 8HE



GSC GRAYS
PROPERTY • ESTATES • LAND

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We are delighted to offer this property to the market which would be suitable for a first time buyer or investment opportunity. The property is a two bedroom terrace home in the picturesque market town of Barnard Castle. The property briefly comprises two spacious reception rooms, conservatory, kitchen, downstairs WC, two good sized bedrooms, wet room/wc and rear yard. In addition, this property also offers a converted loft ideal as a study or office space. The property is offered 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

As you enter the property, there are two large reception rooms to the left of the staircase, the first with a gas fire and large window overlooking the private road. The second reception room has an understairs storage cupboard and gives access to the kitchen. The kitchen includes fitted matching wall and base units, stainless steel sink and drainer, electric extractor fan and space for white goods. The WC comprises toilet, pedestal sink and space for washer/dryer.

First Floor

The first floor landing provides access to two bedrooms and wet room/wc. A good sized master bedroom with plenty of room for storage. The second bedroom has fitted sliding door wardrobes and views towards the rear of the property. The wet room includes walk-in shower area, pedestal sink and WC.

Externally

The property is accessed via a private road, with space for on-street parking. To the rear of the property is a generous south facing courtyard with access to rear lane.

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 August 2024.

Photographs taken in August 2024.

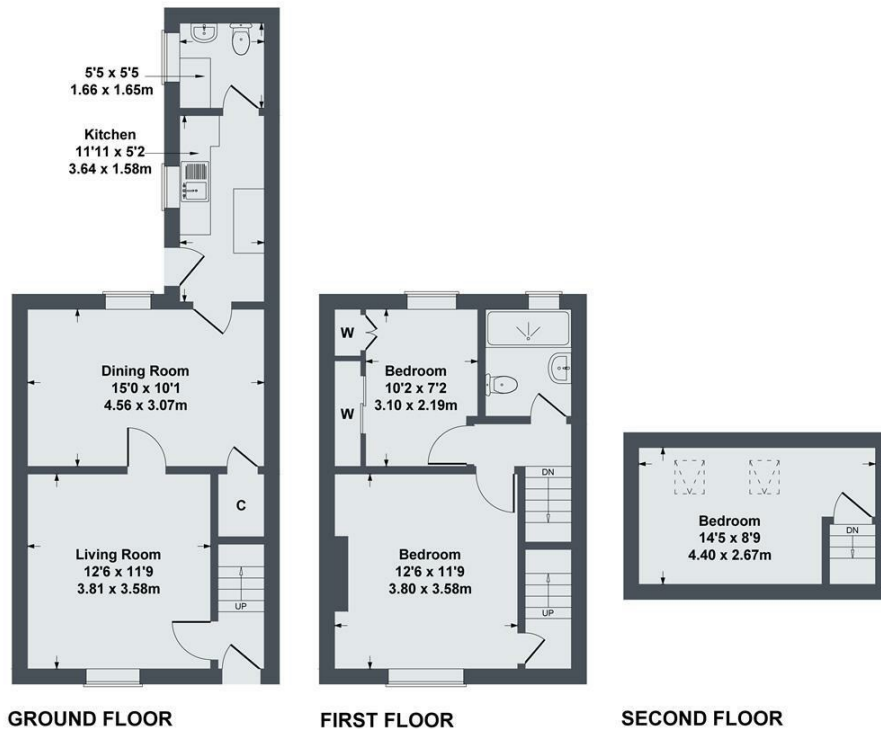
Services and Other Information

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



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Approximate Gross Internal Area
936 sq ft - 87 sq m

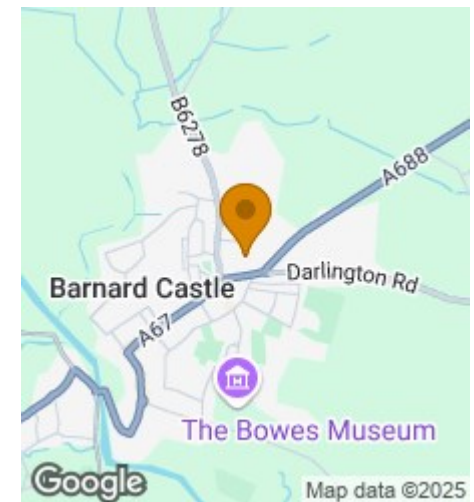


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			74
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		36	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Disclaimer Notice

GSC Grays gives notice that:

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.