



# 5 MONTALBO ROAD

Barnard Castle, County Durham DL12 8BP



**GSC GRAYS**

PROPERTY • ESTATES • LAND



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# 5 MONTALBO ROAD

Barnard Castle, County Durham DL12 8BP

A deceptively spacious three bedroom mid-terrace period family home with garage and enclosed garden requiring some updating and modernisation, situated in a highly sought after location with easy access to Barnard Castle town centre.

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

With timber panelled entrance door to entrance hall with staircase to first floor and doors to ground accommodation. The living room boasts an open period fireplace, bay window to front elevation with shutters, coving to ceiling and ceiling rose. The dining room also has an open fireplace with timber fire surround and double glazed window to rear elevation. Between the dining room and breakfast room is a cloakroom/wc. The dual aspect breakfast room boasts part panelled walls and a feature fireplace. The kitchen comprises a sink unit, space for freestanding units, Range style cooker and dishwasher.

### First Floor

The first floor landing provides access to the house bathroom comprising a five piece suite with freestanding bath, step-in shower cubicle, high flush WC, bidet and pedestal wash hand basin. There are three bedrooms on the first floor and a spiral staircase from the landing leading to two loft rooms.

### Externally

#### Garden

There is an enclosed rear garden mainly laid to lawn with raised beds, patio area, wall boundaries, storage room and door to garage.

#### Garage

With remote up and over door, power and light.

#### 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 August 2024.

Photographs taken in August 2024.

#### Services and Other Information

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





## 5 Montalbo Road, Barnard Castle

Approximate Gross Internal Area  
1970 sq ft - 183 sq m



GROUND FLOOR

FIRST FLOOR

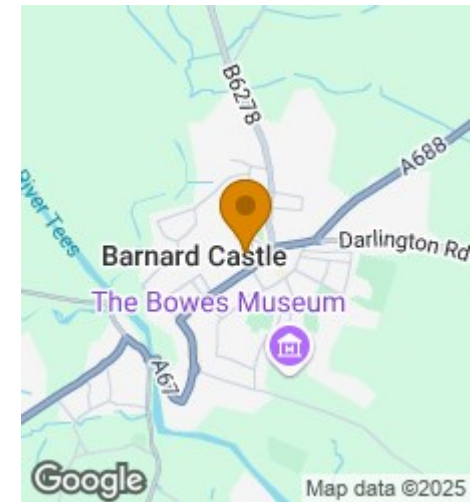
SECOND FLOOR

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			80
(81-91) B			
(69-80) C			
(55-68) D		66	
(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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