



26 KINGHORNE ROAD
Barnard Castle



GSC GRAYS
PROPERTY • ESTATES • LAND

26 KINGHORNE ROAD

Barnard Castle, County Durham, DL12 8GZ

26 Kinghorne Road is a modern semi detached house situated in the sought after market town of Barnard Castle. The accommodation briefly comprises of an entrance hall, WC, living room, dining/kitchen, first floor landing, two double bedrooms, en-suite, single bedroom and family bathroom. Externally, there is a rear garden, and off street parking for two cars.

ACCOMMODATION

- * Semi-detached property
 - * Three bedrooms
- * En-suite shower room
 - * Rear garden
- * Parking for two cars



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Situation & Amenities

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.

Accommodation

Door leading to:

Entrance Porch

Tiled floor and door leading to lounge and cloakroom/WC.

WC

With tiled floor, wash hand basin, WC and radiator.





Lounge

A spacious and well presented reception room overlooking the front, access to understairs storage cupboard, door leading to inner hall. Two radiators.

Inner Hall

Door leading to kitchen/dining room, stairs leading to first floor landing and radiator.

Kitchen/Dining Room

With a modern range of fitted wall and base units, stainless steel sink drainer and mixer tap overlooking the rear garden, gas hob, wall mounted double oven, space for dining table and chairs. French doors leading to rear garden.

First Floor Landing

With doors leading to all three bedrooms, family bathroom, storage cupboard and access to the loft.



Bedroom One

A double bedroom with views over the rear garden, fitted wardrobes, door leading to the ensuite shower room. Radiator.

En Suite Shower Room

Shower cubicle with tiled walls, wash hand basin, WC and heated towel rail.

Bedroom Two

A double bedroom with fitted mirror wardrobes, views over the front and a radiator.

Bedroom Three

A single bedroom to the front aspect and a radiator.

Family Bathroom

Benefitting from a bath with tiled splashbacks, WC, wash hand basin and heated towel rail.

Externally

The front of the property is laid to brickwork paving with off street parking for two/three vehicles. To the rear of the property, there is a split level garden with good sized patio area perfect for entertaining and steps leading down to lower section of the garden. There is a gate giving pedestrian access to the side of the property and additional storage space.

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 November 2024.

Photographs taken in November 2024.

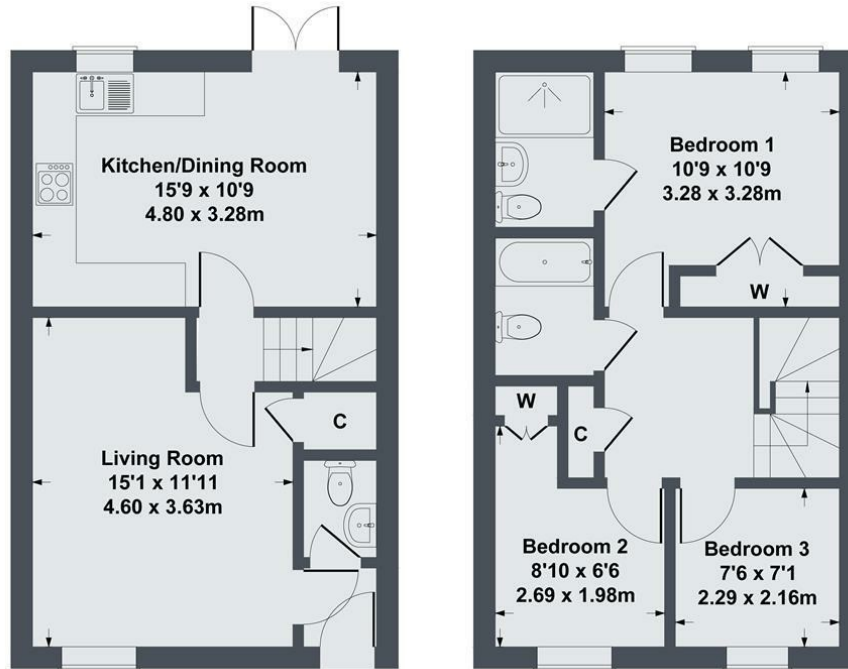
Services and Other Information

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

Remainder of NHBC warranty.

26 Kinghorne Road, Barnard Castle

Approximate Gross Internal Area
830 sq ft - 77 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		96
(92 plus) A		
(81-91) B	83	
(69-80) C		
(55-68) D		
(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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