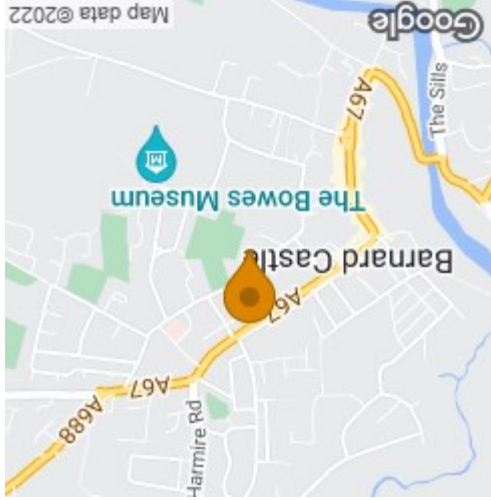


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 2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
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 6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Disclaimer Notice



Energy Efficiency Rating	
Current	Potential
52	84

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

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



2 ALBERT CLOSE

Barnard Castle, County Durham DL12 8HS



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Situated in a popular residential area within Barnard Castle, this three-bedroom mid-terrace property makes the ideal family home. Well-presented and recently modernised, the property has the benefit of a recently upgraded kitchen and family bathroom, along with generous living accommodation and outside space to the front and rear.

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.



GSC GRAYS
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Accommodation

Ground Floor

The ground floor comprises of an open plan kitchen/diner with a good range of shaker style kitchen units with integrated oven, gas hob and chimney hood. Cosy living room with log burning stove, UPVC double glazed doors leading out to the rear lawned forecourt.

First Floor

To the first floor there are two well-proportioned double bedrooms and one well-proportioned single bedroom. A modern family bathroom with separate walk-in shower and fitted appliances offering a tidy and pared-back look.

Externally

Externally there is a lawned front garden and rear lawned forecourt. Viewing is recommended to appreciate the potential on offer.

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 2022.

Photographs taken in November 2022.

Services and Other Information

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

