



FOR SALE
GEORGE F WHITE

27 THORNGATE PLACE

Barnard Castle, County Durham DL12 8GP



GSC GRAYS

PROPERTY • ESTATES • LAND

27 THORNGATE PLACE

Barnard Castle, County Durham DL12 8GP

A superbly presented five bedroom townhouse situated in a popular modern development sitting on the edge of the town close to the River Tees.

Bishop Auckland 15 miles, Darlington 17 miles, Durham 25 miles, Newcastle upon Tyne 42 miles, A1(M) 17 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. There are a number of nurseries, primary and secondary schools in Barnard Castle including Barnard Castle School and Teesdale School. Darlington and Bishop Auckland are both within close proximity, while the cities of Newcastle, Durham, York and Leeds also easily accessible. The property lies within easy reach of the A66 and A1(M) bringing many areas within commuting distance.



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Accommodation

The accommodation briefly comprises entrance hall, cloakroom/wc, bedroom/study, utility room, kitchen diner, dining room, living room, master bedroom with en-suite, three further bedrooms and a house bathroom. External there is an integral single garage, enclosed rear garden and off-street parking.

Ground Floor

The main entrance door leads into a hallway with a ground floor cloakroom/wc. From an inner hall there are stairs to first floor, understairs storage cupboard and door to integral garage. There is also access to a utility room, 5th bedroom/study and double doors to the rear garden.

First Floor

From the first floor landing there are doors to a fitted kitchen/dining room with matching range of wall and base units incorporating rolled edge worksurfaces, dining area and double doors overlooking the rear garden with Juliette balcony. A well proportioned living room and bedroom are also found on the first floor.

Second Floor

There is a master bedroom with en-suite shower room, two further bedrooms and a four piece house bathroom suite.

Externally

There is an integral garage with up and over door, an enclosed rear garden mainly laid to patio and gravel. Off-street parking for two vehicles to the front of the property.

Owners Insight

"It's the nicest house we have ever lived in with a good community of neighbours. It is built to a high standard of insulation, so warm to live in. The Demesnes through the alleyway is beautiful all year round."

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 E.

Particulars

Particulars written in May 2023.

Photographs taken in May 2023.

Services and Other Information

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



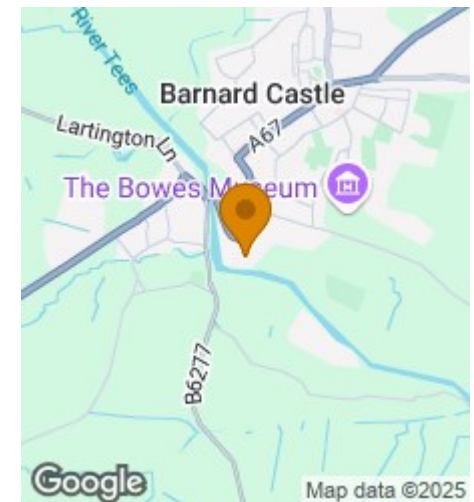
27 Thorngate Place Barnard Castle

Total area: approx. 132.9 sq. metres (1430.4 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for GSC Grays by Vue3sixty Ltd

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		78	
(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	



Disclaimer Notice

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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.