



2 THE STEADINGS
Whorlton,



GSC GRAYS

PROPERTY • ESTATES • LAND

2 THE STEADINGS

County Durham, DL12 8XL

An attractive stone built bungalow situated within a private courtyard development. The property benefits from a breakfast kitchen, spacious living room with patio doors to the front garden, three bedrooms and a shower room. There are well stocked flower beds to the front and rear, with a patio seating area to the front garden. There is also a garage and ample parking within the courtyard. Available with No Onward Chain.

ACCOMMODATION

- * A mid-terrace bungalow
- * Three bedrooms
- * Village location
- * Gardens
- * Garage



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Situation and Amenities

Situated above the River Tees within the delightful village of Whorlton is 2 The Steadings. Whorlton benefits from an extensive village green and a village hall whilst being within close proximity to the immediate countryside and the market town of Barnard Castle which is approximately 3 miles away. The historic town of Barnard Castle offers a wide range of amenities including national and local retailers, sports centre, state and private educational opportunities at both primary, secondary and sixth form level, a traditional weekly market and monthly farmers market. For the commuter the A67, A66 and A1 (M) provide links with the major commercial areas of the North East. There are main line train stations at Darlington and Durham, with International Airports to be found at Newcastle and Leeds/Bradford.

Entrance Porch

A partially glazed front door leads into the entrance porch with tiled flooring, radiator and a door leading into the living room.





Living Room

Feature electric fireplace with a tiled hearth and wood surround. Doors leading into the breakfast kitchen and the inner hallway. Patio doors lead out to the front garden.

Breakfast Kitchen

A good range of wall and base units with wood effect frontage, tiled splashbacks and granite effect worksurfaces incorporating stainless steel sink unit. Space for a washing machine and cooker. A door leading to the front and a window overlooking the rear garden. The oil fired boiler is located in the kitchen area. There is space for a dining table.

Inner Hallway

From here doors lead to the three bedrooms and the shower room. Airing cupboard and loft access.

Bedroom One

Window which overlooks the rear garden.



Bedroom Two

Double glazed window to the front.

Bedroom Three

Double glazed window to the front.

Shower Room

With a step up to a step-in corner shower, low level WC and pedestal wash hand basin. Opaque glazed window to the rear.

Externally

The property is situated within a private courtyard with parking and a garage. To the front of the property there is a walled and fenced paved garden with well stocked flower beds and borders. A pathway leads up to the front door. There is also a substantial well stocked flower bed with a pathway running adjacent to the property. Steps lead down to the road into Whorlton Village. There is also bin storage and the oil tank is located here.

Local Authority and Tax Band

Durham County Council. Tel 03000 501 501

The property is banded D

Tenure

The property is believed to be offered freehold with vacant possession on completion.

Particulars

Particulars written in February 2025.

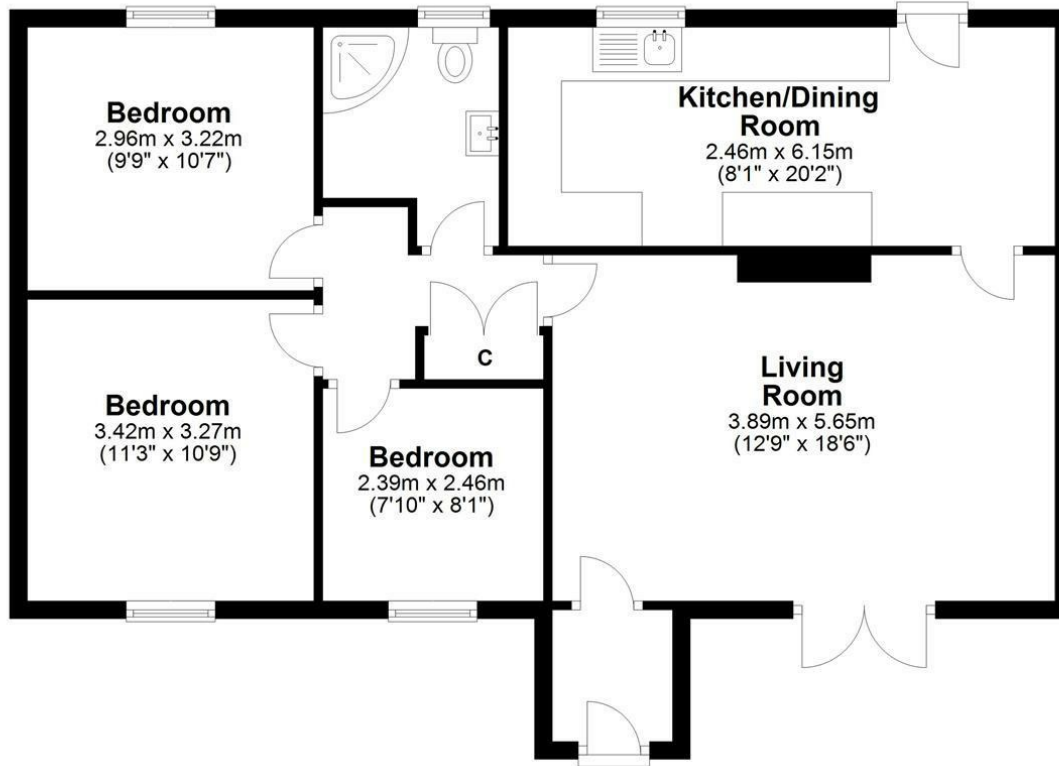
Photographs taken in February 2025.

Services and Other Information

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

2 The Steadings Whorlton

Total area: approx. 76.9 sq. metres (827.2 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

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6. Please discuss with us any aspects that are important to you prior to travelling to the view the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	50	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

