



12 PARK TERRACE
Barnard Castle



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Barnard Castle, County Durham, DL12 8NN

A superbly presented three bedroom detached family home situated in one of Barnard Castle's most sought after areas with stunning views to the rear. Viewing is highly recommended to appreciate the accommodation on offer.

ACCOMMODATION

- * Detached family home
- * Recently refurbished
- * Town centre location
- * South facing garden
- * Master bedroom with en-suite
- * Two further bedrooms
 - * Garage
 - * Parking



GSC GRAYS

PROPERTY • ESTATES • LAND

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Situation & Amenities

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.

Accommodation

The accommodation briefly comprises entrance hall, cloakroom/wc, living room, dining area, kitchen, master bedroom with en-suite shower room, two further bedrooms, house bathroom, study area (possible fourth bedroom subject to necessary consent). Externally, there is an enclosed south facing rear garden, off-street parking and garage.





Ground Floor

With UPVC entrance door to front elevation leading into the entrance hall with staircase to first floor, understairs storage cupboard and door to ground floor accommodation including a cloakroom/wc, living room and dining area/kitchen. The living room has dual aspect double glazed windows to front and rear elevations with living flame gas fire and feature fireplace. The dining area is open plan to the kitchen and also provides ample space for relaxing with patio doors overlooking the south facing rear garden. The kitchen includes a matching range of wall and base units incorporating marble worktops with integrated electric double oven, gas hob, extractor hood and space and plumbing for washing machine. The kitchen also boasts an island unit and views over the rear garden.



First Floor

There is a first floor landing with study area leading to the master bedroom with en-suite shower room, fitted wardrobes and built-in storage cupboard. There are two further bedrooms and like the master bedroom, they have excellent views to the rear and south over the Demesnes. The house bathroom comprises a three piece suite with panelled bath, wash hand basin and low level WC and built-in storage cupboard.

Externally

Garden

To the rear of the property there is a beautifully presented enclosed south facing rear garden mainly laid to lawn with planted borders, pergola, patio area, timber built shed, two side access points and a personal door to garage.

Parking

Block paved parking area providing off-street parking for two vehicles.

Garage

Generous garage with up and over door, power, light and personal door to rear garden.

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 March 2025.

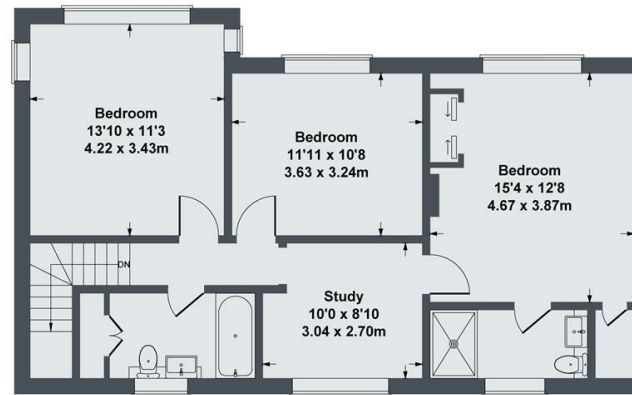
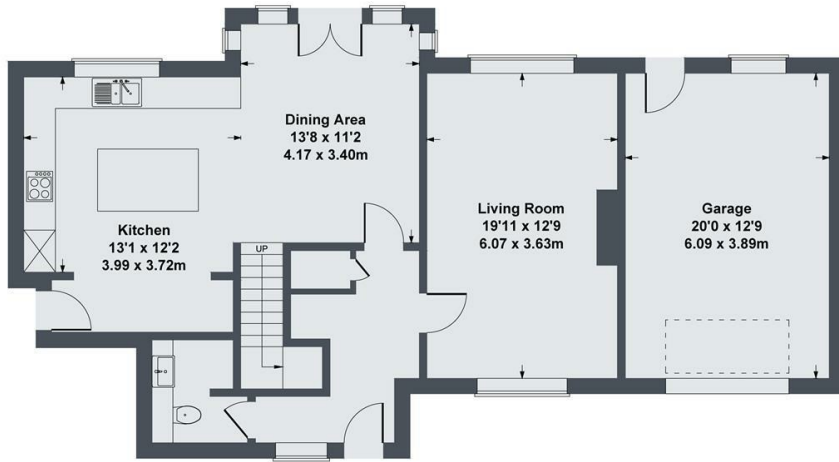
Photographs taken in March 2025.

Services and Other Information

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

12 Park Terrace, Barnard Castle

Approximate Gross Internal Area
1776 sq ft - 165 sq m



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. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	70	79
	EU Directive 2002/91/EC	



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