


# 69 WOODSIDE

BARNARD CASTLE
COUNTY DURHAM, DL12 8AR

GFW.

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## APPROXIMATE MILEAGES

Bishop Auckland 16 miles - Darlington 17 miles - Durham 24 miles

## PROPERTY SUMMARY

A two bedroom detached bungalow, occupying an extensive corner plot within a sought after cul-de-sac location. In need of some repair and modernisation, the property is available with no onward chain.

**OFFERS OVER £275,000**





0333 920 2220 sales@gfwllp.co.uk gfwllp.co.uk



## The Area

Barnard Castle is an historic market town providing a range of shopping, educational and recreational facilities including The Witham which provides the town with a café along with hosting a range of events.  Often referred to as the gateway to Teesdale, there are many renowned beauty spots close at hand along with access to the Lake District, Swaledale and North Yorkshire Moors.

For the commuter the A66, A67 and A1 (M) provide links with the major commercial centres of the North East. Darlington Main Line Railway Station and Teesside International Airport offer further communications with the rest of the country.

## The Property

69 Woodside is a deceptively spacious two bedroom detached bungalow, occupying an extensive corner plot within a desirable cul-de-sac location. Available with no onward chain, the property would ideally suit a variety of purchasers.

The main entrance is to the front and leads into the entrance porch, which in turn leads into the hallway. To the right hand side lies the spacious living room, which is light and airy courtesy of the dual aspect and large bay window. There is an electric flame effect fireplace as the focal point.

The kitchen/diner is situated to the rear, and is fitted with a range of wall and base mounted storage units topped with contrasting worktops which incorporate a composite sink. Integral appliances include an electric four ring hob with an extractor fan over, as well as an eye level oven, while there is space, power and plumbing for further freestanding appliances.

The dining area provides a versatile reception space and benefits from sliding patio doors leading out to the gardens.

There is a covered walkway to the rear, which provides internal access to the garage, external access to the driveway, and to the enclosed rear courtyard via a small porch.

The master bedroom is located to the front of the property, and is a well proportioned double featuring a range of fitted wardrobes. A large bay window floods the room with natural light.

The second bedroom is a further  good sized double facing the rear, while the bathroom completes the accommodation and is fitted with a suite comprising a low level WC with a concealed cistern, a wash hand basin set within a vanity unit and a walk-in bath.









To the front of the property, there are well maintained lawned gardens which feature planted borders and a blossom tree. There is a raised seating area from the dining area with balustrading, as well as a driveway for numerous vehicles leading to the integral garage with an electric roller door. To the rear, there is an enclosed courtyard which is paved for low maintenance.

## Note

There are a number of restrictive covenants within the title, one of which limits any business/trade use at the property. Further information is available upon request.

## Tenure & Possession

Freehold, available with vacant possession upon completion.

## EPC Rating

This property has been certified with an EPC Rating of C/69.

## Local Authority

Durham County Council. The property is Council Tax Band D.

## Utilities

The property benefits from mains electricity, gas, water and drainage. The central heating system is powered by a gas combination boiler.

## Parking

To the rear of the property, there is a driveway leading to an attached single garage.

## Characteristics

Broadband is not currently connected . Mobile coverage is available, interested parties are advised to perform their own due diligence in respect of availability.

## what3words

Every three metre square of the world has been given a unique combination of three words.

///oval.subjects.shepherdess

## Viewings

Viewings are strictly by prior appointment with GFW.


### Important Notice

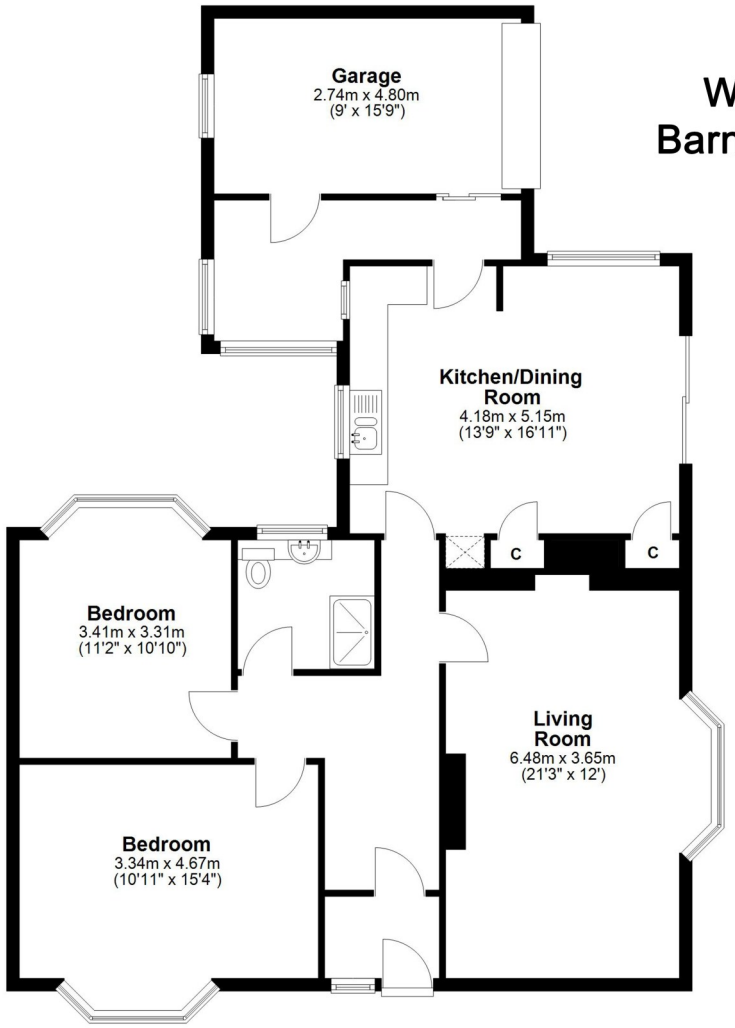
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Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan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

## FLOOR PLAN

69 WOODSIDE

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