

14 GREENBANK

EGGLESTON, BARNARD CASTLE
DL12 0BQ

GFW.

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APPROXIMATE MILEAGES

Barnard Castle 6 miles - Bishop Auckland 16 miles
Darlington 21 miles

PROPERTY SUMMARY

A well-maintained, first-floor two-bedroom apartment with the additional benefit of a private garden and separate garage, situated in the idyllic village of Eggleston and enjoying attractive views over the surrounding countryside.

GUIDE PRICE £140,000





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The Area

Eggleston is a conveniently situated, sought after Teesdale village supporting a church, active village hall and a public house along with the adjoining nursery at Eggleston Hall which also accommodates a Tea Rooms/Bistro.

A broader range of shopping, educational and recreational facilities can be found within the historic market town of Barnard Castle which lies just over 6 miles away.

Many of the attractions of Teesdale are within a short drive beyond which can be found the delights of North Yorkshire, the Lake District, Weardale, Northumberland and the East Coast.

Local markets can be found in Barnard Castle, Middleton in Teesdale and Darlington among others in surrounding areas. Access to the A66 and A688 is via Barnard Castle, the A66 in turn providing links to the A1(M) and M6 connecting the major commercial centres of the north east and west.

Darlington Mainline Railway Station along with Teesside International Airport offer further communications with the rest of the country.

The Property

The property is accessed via a red UPVC front door with two glazed panels, opening into an entrance with stairs leading to the first-floor accommodation. A stairlift is currently installed and may be available by separate negotiation.

At the top of the stairs is a useful landing area providing space for shoe and boot storage, enhanced by a window above that allows plenty of natural light to illuminate the staircase. An internal door leads through to the hallway, from which doors radiate to the remaining accommodation.

The generously proportioned living room benefits from dual aspect views overlooking the garden and surrounding village. It features an ornate wooden mantelpiece with an electric log burner, and offers ample space for both seating and dining areas. A spacious storage cupboard with overhead lighting is also accessible from this room.

The kitchen overlooks the well maintained garden and is fitted with a range of base and wall mounted units, complemented by white work surfaces and an inset one-and-a-half bowl sink with drainer. Integrated appliances include an electric oven and separate hob with extractor fan above. There is undercounter space for a washing machine, along with additional room for freestanding appliances. The washing machine and fridge-freezer may be available by separate negotiation.

The master bedroom is a spacious double, enjoying views over the garden and offering ample room for bedroom furnishings. The second bedroom is a single, with pleasant outlooks towards the nearby rolling countryside, and benefits from a built-in storage cupboard.

The shower room completes the accommodation, comprising an enclosed glass shower cubicle, wash hand basin, and WC. The walls are half-tiled, with a practical work surface and full-wall mirror.

The attic is accessed from the landing area, with an integrated drop down ladder and hatch. The attic space is fully boarded, and ideal for storage.

Externally, the garden is accessed via a right of access over the neighbouring property. It is designed for low maintenance, being primarily gravelled, and features attractive, well-stocked flowering borders. This provides an ideal space for outdoor seating, perfect for enjoying the peaceful village setting.

The property also benefits from a separate garage, accessed via the courtyard, with an up-and-over door, providing either secure parking or additional storage.

Tenure & Possession

The property is Leasehold, held on a lease of 999 years starting on 1st August 1990.

There is no service charge payable however the liability for repairs and maintenance of the roof lies solely with the owners of 14 Greenbank.

EPC Rating

This property has been certified with an EPC Rating of C/70.

Local Authority

Durham County Council
Council Tax Band B

Utilities

The property benefits from mains electricity, water and drainage. The property is heated by a wall mounted electric heater in the bedroom, and the living room and landing benefit from electric storage heaters which use economy 7.

Parking

There is a single garage which offers off-road parking.

Characteristics

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









The property is located within a Conservation Area.

what3words

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

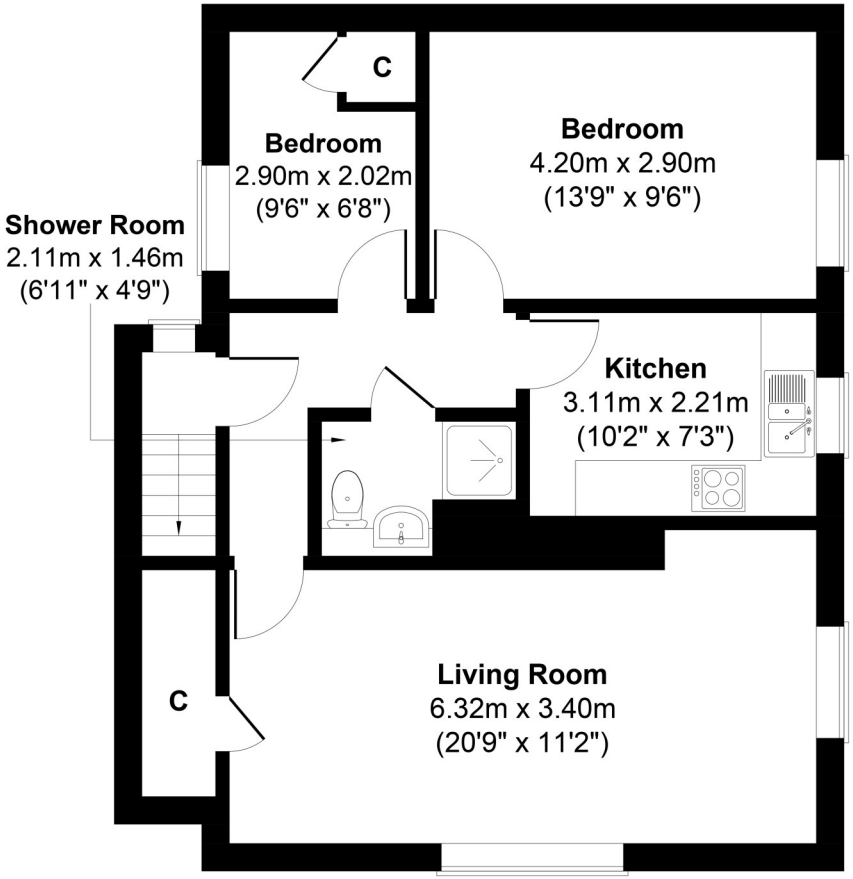
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Viewings

Viewings are strictly by prior appointment with GFW.

Important Notice

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. All dimensions/boundaries are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and you may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website. These particulars do not constitute a contract or part of a contract.



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Total Area: approx. 60.6 sq. meters (652.2 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 George F White by Vue3sixty Ltd

FLOORPLAN

14 GREENBANK

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