

1 TOWN HEAD

EGGLESTON, BARNARD CASTLE
COUNTY DURHAM, DL12 0DA

GFW.

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APPROXIMATE MILEAGES

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

PROPERTY SUMMARY

A deceptively spacious three bedroom end terraced family home, occupying extensive grounds with superb countryside views. In need of some modernisation, the property is available with no onward chain.

GUIDE PRICE £270,000

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





The Area

Eggleston is an attractive and sought after Teesdale village supporting a church, an active village hall and a public house.

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, or Middleton-in-Teesdale approximately 4 miles away.

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

The Property

1 Town Head is a deceptively spacious three bedroom end terraced family home, occupying a pleasant position and extensive plot with superb countryside views. In need of some modernisation, the property is available with no onward chain.

The main entrance is to the front and leads into the reception vestibule. To the right hand side lies the living room, featuring a multi-fuel cassette stove with a wooden surround.

The kitchen leads on from here and is fitted with a range of base and wall mounted storage units, topped with contrasting worktops which incorporate a stainless steel sink. There is an oil fired Rayburn, as well as space for a dining table.

The rear hallway provides access to a useful ground floor WC/cloakroom, as well as a separate utility room featuring a range of base and wall mounted storage units, as well as a Belfast sink and space, power and plumbing for white goods. The rear gardens can also be accessed from here.

Returning to the reception vestibule, stairs rise to the first floor landing. There are three double bedrooms, two of which benefit from a front aspect view, while the third is located to the rear.

The large family bathroom is fitted with a white suite comprising a WC, a wash hand basin set, a panel enclosed bath and a separate shower cubicle.

To the side of the property, there is a driveway providing off road parking. To the rear, there are delightful gardens which are predominantly laid to lawn and feature planted borders, as well as a useful stone outhouse.

Tenure & Possession

Freehold, available with vacant possession upon completion.









EPC Rating

This property has been certified with an EPC Rating of F/38.

Local Authority

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

Utilities

The property benefits from mains electricity, water and drainage. The central heating system is powered by an oil fired Rayburn.

Parking

There is a driveway to the side providing off road parking.

Characteristics

Broadband is not currently connected but is available for connection. 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.

///overgrown.puzzles.chipper

Viewings

Viewings are strictly by prior appointment with GFW.

Important Notice

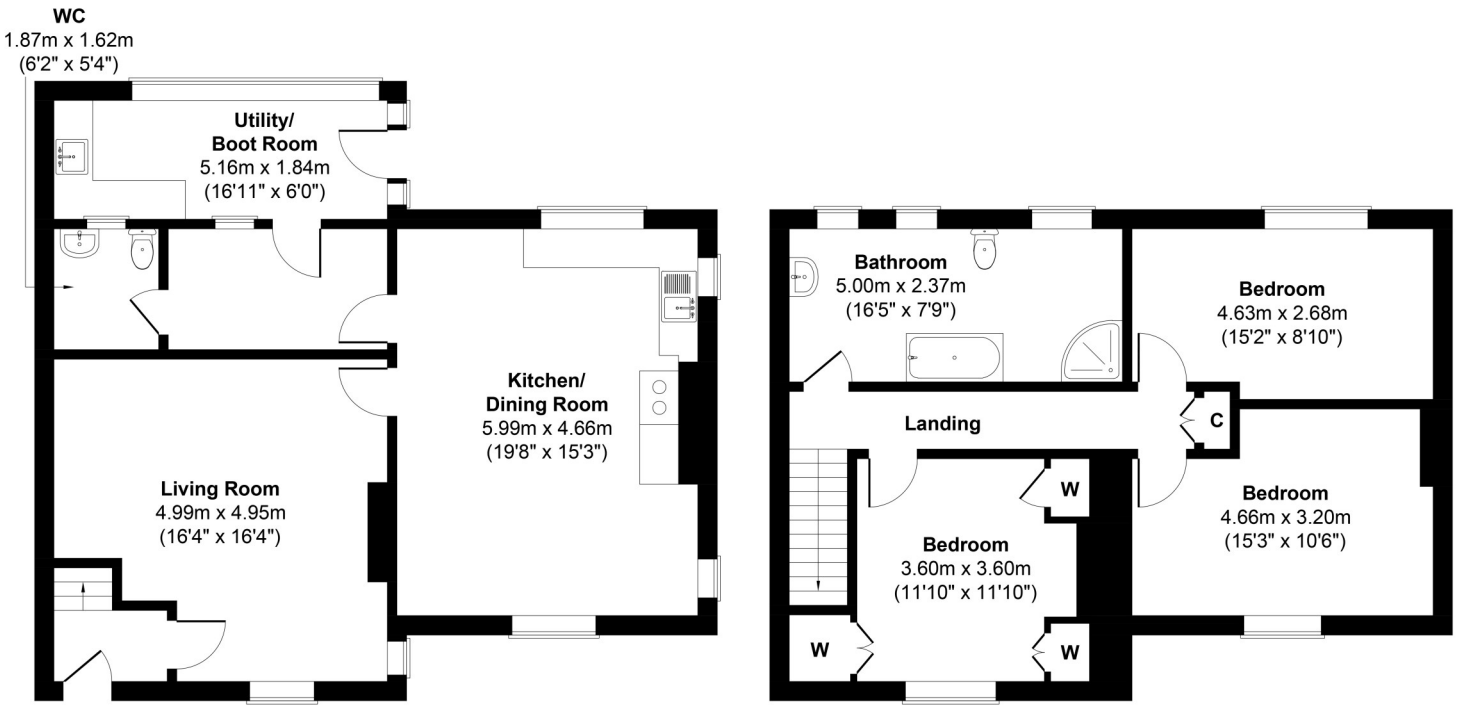
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Ground Floor

First Floor

GFW.

Total Area: approx. 140.0 sq. meter (1506.9 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

FLOOR PLAN

1 TOWN HEAD

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