



7 TEESDALE ROAD

STARTFORTH, BARNARD CASTLE
COUNTY DURHAM, DL12 9AT

GFW

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APPROXIMATE MILEAGES

Bishop Auckland 16 miles - Darlington 21 miles -
Durham 25 miles

PROPERTY SUMMARY

A two bedroom detached bungalow in need of modernisation.
Available with no onward chain, the property occupies a generous
plot, alongside off road parking and an attached single garage.

GUIDE PRICE £190,000



0333 920 2220



sales@gfwllp.co.uk



gfwllp.co.uk



The Area

Startforth is on the fringe of the ever popular town of Barnard Castle and comprises an interesting variety of houses and cottages. It is situated only a mile from the town centre which is reached by a pleasant walk over the Tees, either via County Bridge or by the pedestrian Green Bridge. The village is also well serviced by local transport.

Startforth currently supports a Church and locally renowned nursery school. A broader range of shopping, educational and recreational facilities can be found within the town centre itself.

Barnard Castle is often referred to as the "Gateway to Teesdale" with many rural beauty spots close at hand. For the commuter, the A66, the A67 and the A1 (M) provide links with the major commercial centres of the North East. Darlington mainline railway station and Durham Tees Valley international airport offer further communications with the rest of the country.

The Property

7 Teesdale Road is a spacious two bedroom detached bungalow, enjoying a generous plot within a pleasant cul-de-sac location. In need of modernisation, the property is available with no onward chain.

The main entrance leads into the reception hallway, where to the left hand side lies the living room. Featuring a gas flame effect fireplace, the room is light and airy courtesy of the bow window. There is also a separate dining area.

The kitchen is located to the front and is fitted with a range of base and wall mounted storage units, topped with contrasting worktops which incorporate a stainless steel sink. Integral appliances include an electric four ring hob with an extractor fan over, an eye level oven and a microwave. There is also space for further freestanding appliances.

There is a lean-to to the side which grants external access to the rear, as well as access to the attached single garage.

To the rear of property, there are two well proportioned double bedrooms which enjoy a pleasant outlook to the gardens.

The bathroom completes the accommodation and is fitted with a suite comprising a low level WC, a wash hand basin set upon a pedestal, a panel enclosed bath and a shower cubicle.

To the front of the property, there is a block paved driveway providing off road parking, which leads to the attached single garage. There is also a small forecourt garden. To the rear, there is an





extensive, enclosed garden which is fence enclosed.

Notes

1. Please note that the electricity supply has sustained water damage and is therefore currently disconnected.

Tenure & Possession

Freehold, available with vacant possession upon completion.

EPC Rating

This property has been certified with an EPC Rating of D/60.

Local Authority

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

Utilities

The property benefits from mains gas, electricity, water and drainage. The property is heated by a gas combination boiler.

Parking

There is a driveway to the front providing off road parking, leading to an attached single garage.

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.

///lengthen.gloves.exacted

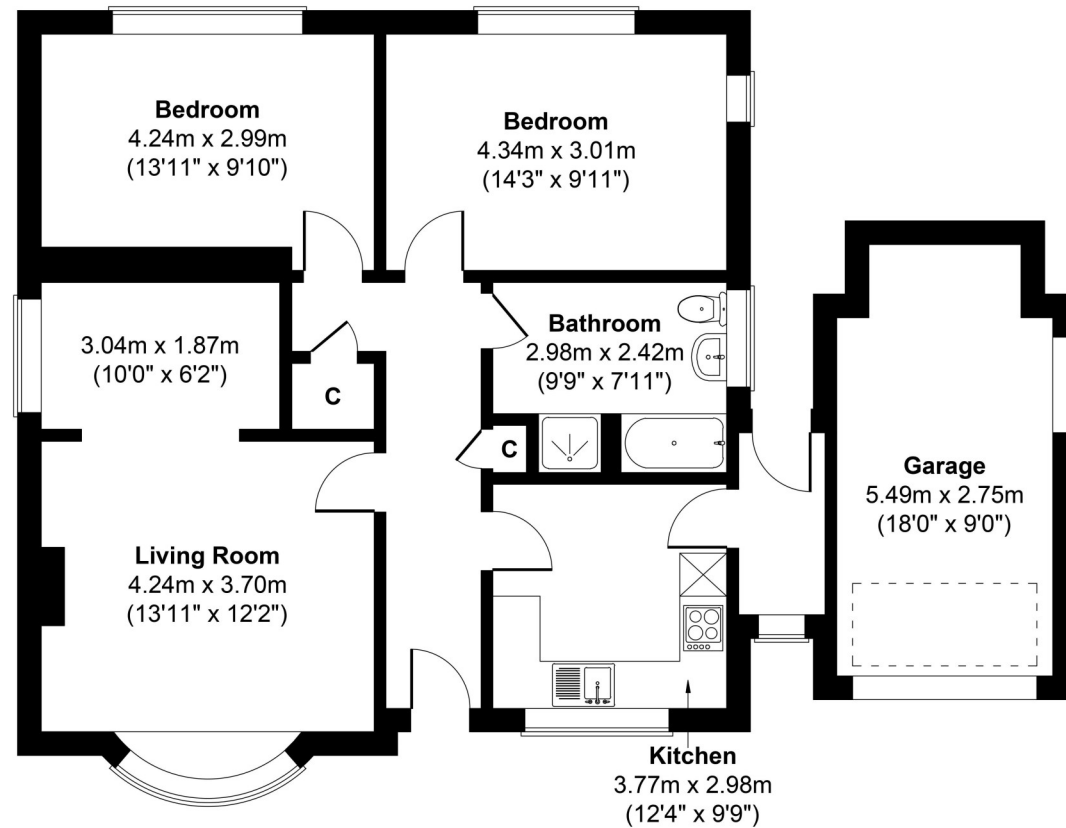
Viewings

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.



GFW.

Total Area: approx. 94.7 sq. meter (1019.3 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

7 TEESDALE ROAD

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14c Redwell Court, Barnard Castle, County Durham, DL12 8BN

