



GSC GRAYS

PROPERTY • ESTATES • LAND



## 32, Thorngate Place

Barnard Castle, County Durham, DL12 8GP

Guide Price £219,950



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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, Durham Tees Valley Airport 27 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. Darlington and Bishop Auckland are both within close proximity, while the cities of Newcastle, Durham, York and Leeds also easily accessible. There are main line train stations at Darlington and Durham, with International Airports to be found at Newcastle and Leeds/Bradford. The property lies within easy reach of the A66 and A1(M) bringing many areas within commuting distance.

## Description

A centrally located, three bedroom property in the sought after cul-de-sac of Thorngate Place. This stone built home offers ample accommodation throughout including an open plan dining kitchen with integrated appliances and double doors leading through to a good sized living room, as well as a ground floor WC. To the first floor there are three bedrooms, two of which are good sized doubles, and a house bathroom with a white bathroom suite. This superb home is neutrally decorated throughout and benefits from double glazing, under floor heating and a parking space to the front of the property. To the rear of the property there is an attractive south-west facing garden with well stocked flower beds and borders, as well as a patio seating area. Offered to the market with no onward chain.

## Accommodation

A partially glazed front door leads into the entrance hallway.

## Entrance Hallway

With doors leading to the living room and dining kitchen, ground floor WC and understairs storage cupboard, spindle staircase leading to the first floor.

## Dining Kitchen

With a good range of wall and base units with white frontage and granite effect worksurfaces, integrated appliances including a fridge/freezer, dishwasher, oven, four ring gas hob, stainless steel extractor hood above, stainless steel sink with mixer tap and drainer, space for a washing machine, tiled splashbacks. Patio doors leading out to the rear garden, sash window overlooking the rear, double doors leading into the living room, tiled flooring and space for a dining table.

## Living Room

With a sash window to the front overlooking the communal courtyard and cornicing detail.

## Ground Floor WC

A white suite comprising a low level WC, pedestal wash hand basin, heated towel rail, partially tiled walls and flooring and extractor fan.

## First Floor Landing

A curved spindle staircase leads up to the first floor landing, with doors to the three bedrooms and house bathroom. Loft access with a drop down ladder and a good sized laundry cupboard.

## Bedroom One

A double bedroom with a sash window overlooking the rear gardens.

## Bedroom Two

A double bedroom with a sash window to the front overlooking the communal courtyard.

## Bedroom Three

A single bedroom with a sash window overlooking the rear gardens.

## House Bathroom

A white suite comprising a panelled bath with shower above,

low level WC, pedestal wash hand basin, frosted glazed sash window to the front, heated towel rail, partially tiled walls, extractor fan and shaver point.

### Externally

The property is approached through a communal block paved courtyard which leads to neighbouring properties and the designated parking bay for one vehicle. To the rear of the property there is an attractive low maintenance south-west facing garden with a block paved patio seating area, wrought iron and timber fenced boundaries. A wood bark pathway leads around to the centre of the landscaped gardens which have substantial flower beds and borders housing a variety of attractive shrubs and planting. A wrought iron gate leads out to the public pathway. To the front of the property there is also an external water tap.

### 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 C.

### Particulars

Particulars written in May 2022.  
Photographs taken in May 2022.

### Services and Other Information

Mains electricity, gas and drainage, and water are connected. Gas fired central heating. Fast broadband is available to the property.

### Disclaimer Notice

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.



## Road Map



## Hybrid Map



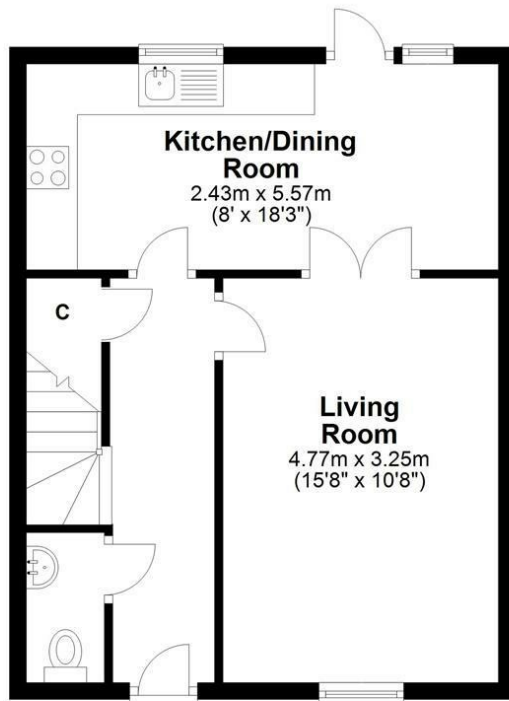
## Terrain Map



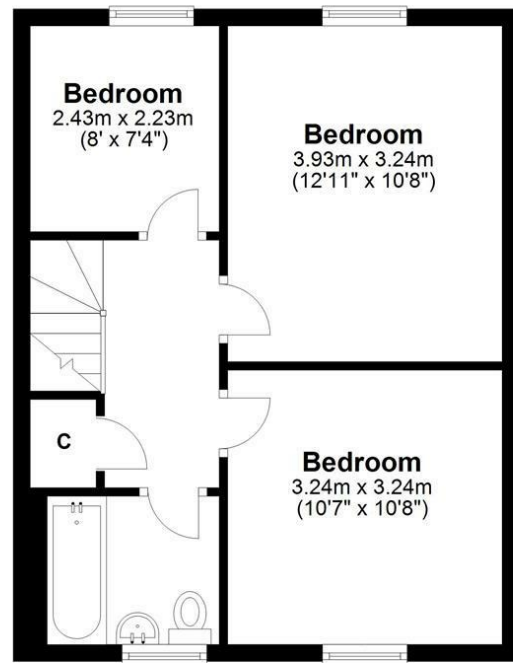
## Floor Plan

### 32 Thorngate Place Barnard Castle

Total area: approx. 81.1 sq. metres (872.9 sq. feet)



Ground Floor



First Floor

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 GSC Grays by Vue3sixty Ltd

## Viewing

Please contact our Barnard Castle Office on 01833 637000 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph

