



# CARVERS

SALES & LETTINGS

Harmire Road

Barnard Castle, DL12 8DL

Offers in the region of £260,000

House - Semi-Detached



An exceptional and beautifully refurbished home, perfectly positioned in the heart of Barnard Castle, offering an impressive blend of timeless character and sophisticated modern design.

This stunning property has been thoughtfully renovated to an outstanding standard, showcasing a wealth of classy, high-end finishes throughout. From the moment you step inside, the attention to detail is evident-elegant flooring, bespoke fittings, and stylish décor combine to create a warm yet contemporary and homely living space.

The heart of the home is a superb refitted kitchen, featuring sleek cabinetry, premium integrated appliances, and refined work surfaces-ideal for both everyday living and entertaining. Light-filled reception rooms provide generous proportions and a seamless flow, while carefully chosen design touches and some lovely period features add a sense of understated luxury which continues upstairs into the fabulous bedrooms which are complimented by the beautiful bathroom with its stylish finish.

Located within easy reach of local amenities, independent shops, cafés and excellent schools, this outstanding home presents a rare opportunity to acquire a truly turnkey property in one of County Durham's most desirable market towns sitting on a particularly picturesque stretch of the River Tees and which is a gateway to beautiful Teesdale, Weardale and the Yorkshire Dales National Park.



- Exceptional fully refurbished home finished to an outstanding standard
- Fabulous bespoke designer kitchen with integrated appliances
- Three bedrooms and outstanding bathroom
- Elegant blend of original character and contemporary luxury finishes
- Stunning reception rooms
- Downstairs w.c.

#### GENERAL INFORMATION:

Tenure: Freehold

Services: Gas central heating, mains electric, water and drainage.

UPVC Double Glazing

Local Authority: Durham County Council (Tax Banding B)

#### Buyers Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

#### Property Size

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude a conservatory and/or garage)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Property size taken from EPC  
936.00 sq ft

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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 There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.  
 The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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