



CARVERS
SALES & LETTINGS

Birch Road
Barnard Castle, DL12 8JR
Asking price £220,000

House - End Terrace



Large 3 bedroom family home.... or a set and forget investment of 2 apartments? What would you do?

Centrally located on Birch Road in the charming market town of Barnard Castle, this fantastic end-terrace house offers a new owner options.... Currently set up as 2 independent one bedroom apartments with a potential Yield of 7.64%!!

Or, perhaps your looking for 3 bedroom family home? With minimal modification (removing an upstairs kitchen) this would make a superb family home, and this this area, at this asking price shows amazing value for money!!

Spanning an impressive 1,130 square feet, the property boasts two spacious reception rooms, 2 kitchens and two bathrooms.

Outside, the property benefits from off street parking to the rear, a valuable asset in this desirable area.

Call Billy the Barnard Castle agent for Carvers to discuss the options further



- 3 Bedroom family home, or 2 x one bedroom fully self contained apartments?
- End terrace period property
- 3 Living areas
- Sizable yard for off street parking
- Potential rental yield of 7.64!
- Could make a fantastic 3 bedroom family home
- 2 Bathrooms
- Located in centre of Barnard Castle

GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

Local Authority: Durham County Council (Tax Banding A)

Buyers Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Carvers 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

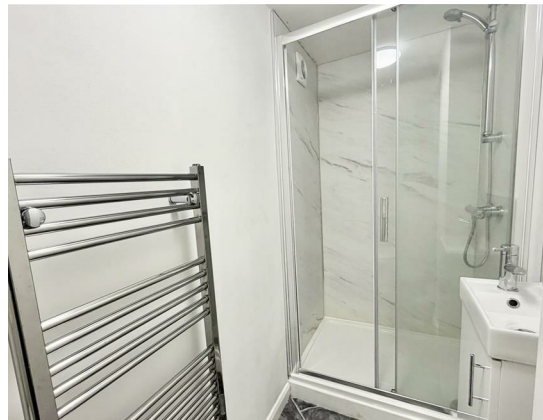
Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude e.g a conservatory and/or garage)

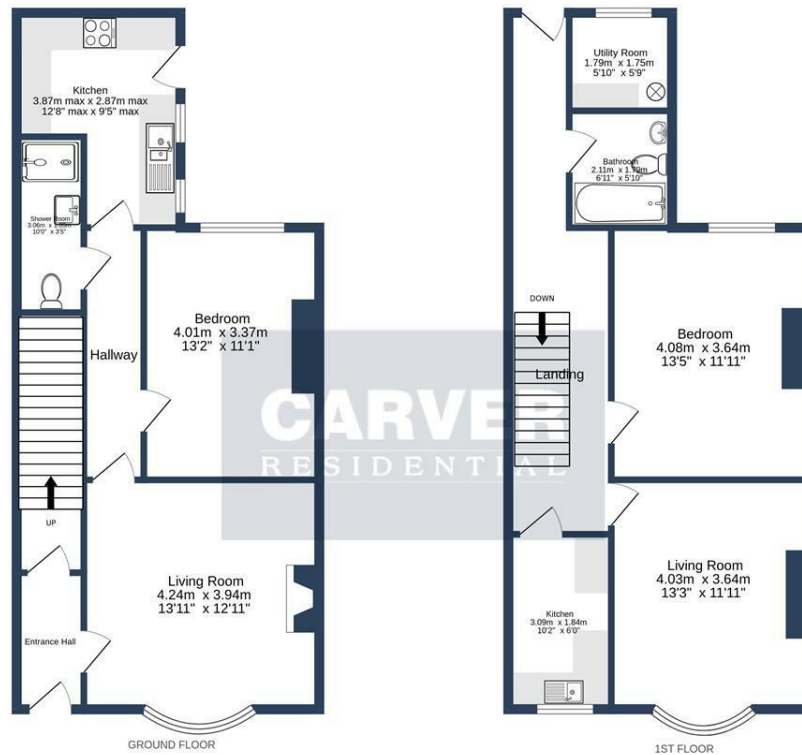
Investment Property Details

Potential Rent income: £700pcm per flat

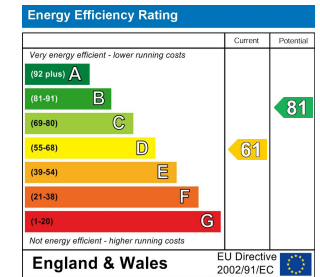
Yield: 7.64%

For more information about the potential rental demand and/or how we can assist with the future management of this property please contact our Lettings Team today





BIRCH ROAD, BARNARD CASTLE. DL12 8JR.
 TOTAL FLOOR AREA: 115.7 sq.m. (1245 sq.ft.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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 for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Mergin 4/2025



Property size taken from EPC
 1130.00 sq ft

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These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Carvers nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.