



34 Newgate, Barnard Castle, DL12 8NG
£209,995

Property Perspective are delighted to be able to present to you this beautifully presented and maintained 3 bedroom end terraced house, situated in Barnard Castle. Benefiting from deceptively spacious living accommodation set over 2 floors, gas central heating and Freehold status.

The living accommodation briefly comprises of; lounge, dining room and kitchen to the ground floor. To the first floor 3 double bedrooms and bathroom..

The property is located within a sought-after catchment area for local schooling at both Primary and Secondary levels, with schools boasting a 'GOOD to OUTSTANDING' OFSTED ratings. The area is also ideally located for local amenities/shops and travel links.

GROUND FLOOR

Lounge 13'3" x 14'6" (4.04m x 4.43m)

Carpet flooring with open fire and shutter blind

Dining room 10'7" x 11'6" (3.23m x 3.53m)

Solid oak wooden flooring with open fire

Kitchen 12'9" x 6'0" (3.90m x 1.85m)

Tile flooring with access to the rear garden. A range of fitted kitchen units, worktops and integrated kitchen appliances, including oven, hob and hood

FIRST FLOOR

Bedroom 14'4" x 11'4" (4.37m x 3.46m)

Carpet flooring with window to the front elevation, curtains and fitted storage

Bedroom 9'8" x 12'0" (2.97m x 3.66m)

Carpet flooring with window to the rear elevation and curtains

Bedroom 10'1" x 6'2" (3.09m x 1.89m)

Carpet flooring with window to the front elevation and curtains

Bathroom

High quality vinyl flooring with 3 piece bathroom suite in white, separate showering enclosure, heated towel rail and blind

EXTERNAL

Roadside parking to the front of the property with courtyard garden to the rear.



Total floor area: 92.1 sq.m. (991 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