



31 The Bank, Barnard Castle, DL12 8PL

Guide price £180,000

MIXED-USE DEVELOPMENT OPPORTUNITY!

'BUY IT NOW PRICE AVAILABLE AT £180,000' + AUCTION FEES (£5,700 INC VAT).

HUGE POTENTIAL, ON LARGE PLOT WITH PRIVATE REAR GARDEN.

HEART OF BARNARD CASTLE TOWN CENTRE.

SOLD WITH IMMEDIATE VACANT POSSESSION.

FOR SALE via OPTION A – UNCONDITIONAL AUCTION TERMS.

From the moment you enter, the property oozes character with an enclosed arched brick cellar, large uniquely shaped rooms, enclosed stoned rear garden and large loft room, with exposed beamed ceiling.

Previously a mixed-use property, with commercial premise to the ground floor and a generous sized three-bedroom flat to the first floor, the property has a huge amount of potential and would be a perfect opportunity for a

Shop Reception Area 15'9" x 11'7" (4.82m x 3.55m)

Accessed via a single glazed door, single glazed window to front aspect, splash back tiling to dado rail height, vinyl flooring, desk, base units contrasting work surfaces.

Lobby

Door to first floor flat.

1st Reception 19'2" x 10'1" (5.85m x 3.08m)

Door to cellar, single glazed frosted window to side aspect, UPVc double glazed window to side aspect and single radiator.

Cloaks W.C

A coloured suite comprising: low level W.C, hand basin and tiled walls with vinyl flooring.

Kitchen 13'8" x 10'4" (4.18m x 3.15m)

Commercial kitchen, fitted with range cooker, gas cooker point and extractor hood over, sinks with taps over, work surfaces, wall mounted boiler, single glazed window to side aspect, door to side and vinyl flooring.

Utility Room 14'4" x 12'2" (4.37m x 3.71m)

Comprising sink, work surfaces, tiled walls and floor, single glazed windows to side aspect and door.

Landing

Access to loft room, double storage cupboard, single radiator and laminate flooring.

Bedroom 1 15'2" x 14'9" (4.64m x 4.51m)

Stone fire surround with gas fire, single glazed window to front aspect, double radiator and laminate flooring.

Bedroom 3 7'8" x 7'0" (2.35m x 2.14m)

UPVc double glazed window to rear aspect, single radiator and laminate flooring.

Shower Room W.C

A white suite comprising: walk in shower with mains shower over, low level W.C, pedestal hand basin, tiled walls, UPVc double glazed frosted window to side aspect, double radiator and laminate flooring.

Bedroom 2 12'11" x 10'1" (3.96m x 3.09m)

X2 UPVc double glazed windows to side aspect, storage cupboard, single radiator and laminate flooring.

Kitchen 13'11" x 11'0" (4.26m x 3.37m)

Fitted with a range of wall and base units contrasting work surfaces, 1 stainless steel sink with drainer unit and taps over, electric cooker point, single radiator, X2 UPVc double glazed windows to rear aspect and vinyl flooring.

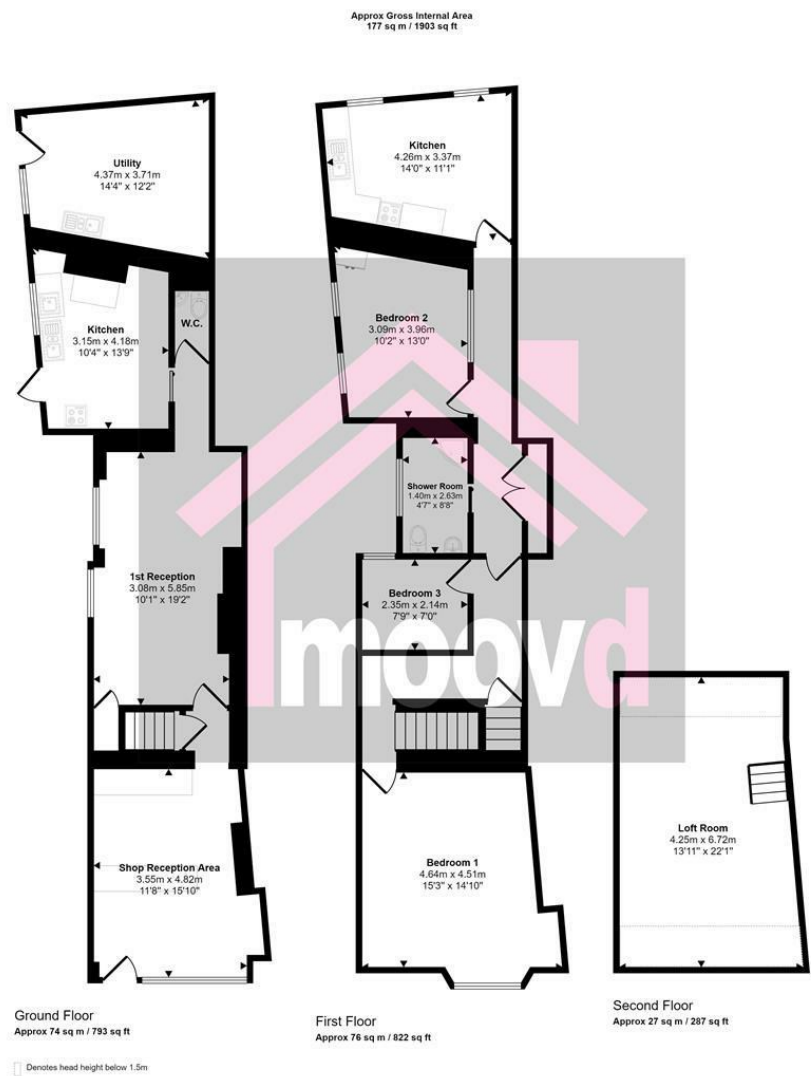
Loft Room 22'0" x 13'11" (6.72m x 4.25m)

Beamed ceiling and banister accessed via steps.

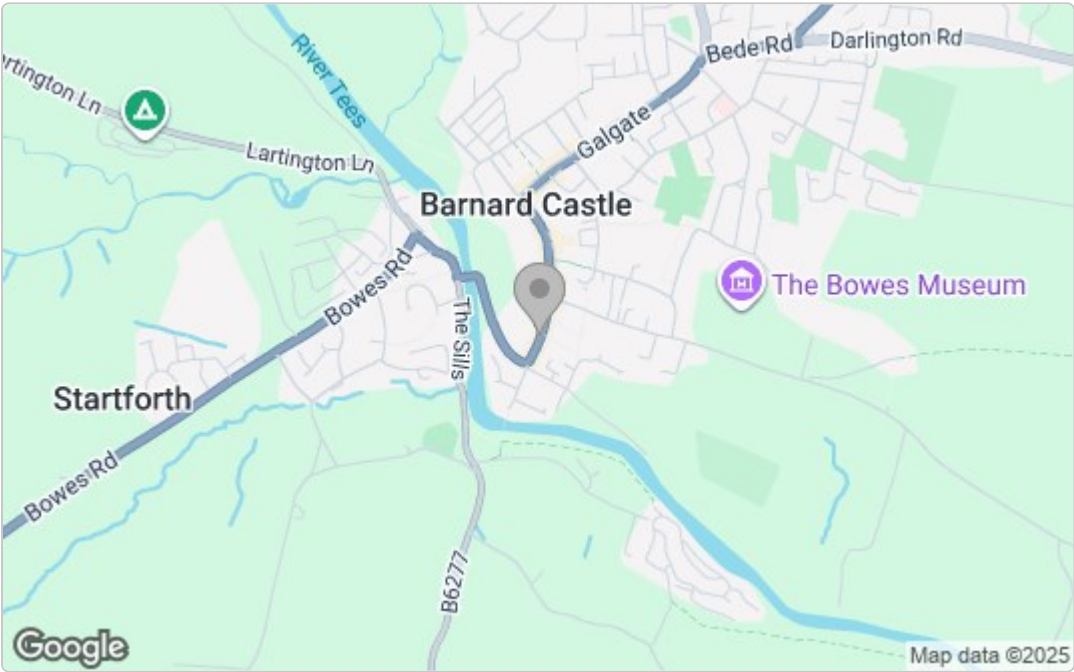
Externally

Rear private garden with, storage shed, trees, planted border, patio and paving. Access down side of property from front via wooden gate.

Floor Plan



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

