

GEORGE F. WHITE



**61 GRANGEFIELDS**

STARTFORTH ■ BARNARD CASTLE ■ COUNTY DURHAM ■ DL12 9BF

## 61 GRANGEFIELDS

STARTFORTH • BARNARD CASTLE • COUNTY DURHAM •  
DL12 9BF

Bishop Auckland 16 Miles • Darlington 17 Miles • Durham 26 Miles

Well presented, modern new build property • Open plan living/  
kitchen • Two double bedrooms • Enclosed rear garden and  
off street parking • Ideal for first time buyers

Guide Price £140,000

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## The Area

Startforth is on the fringe of the ever popular town of Barnard Castle and comprises an interesting variety of houses and cottages. It is situated only a mile from the town centre which is reached by a pleasant walk over the Tees, either via County Bridge or by the pedestrian Green Bridge. The village is also well serviced by local transport.

Startforth currently supports a Church and locally renowned nursery school. A broader range of shopping, educational and recreational facilities can be found within the town centre itself.

Barnard Castle is often referred to as the "Gateway to Teesdale" with many rural beauty spots close at hand. For the commuter, the A66, the A67 and the A1(M) provide links with the major commercial centres of the North East. Darlington Mainline Railway Station and Teesside International Airport offer further communications with the rest of the country.

## The Property

61 Grangefields is situated in the popular Bowes Gardens development in Startforth which is in close proximity of the old market town of Barnard Castle.

The property is entered through a partially glazed composite door into an entrance vestibule with doors radiating to the downstairs living accommodation with a ground floor WC and wash hand basin and a storage cupboard housing the combi boiler with further storage space beneath it along with plumbing for a washing machine.

A door opens into the spacious open plan kitchen and living room. The kitchen area has decorative vinyl flooring and comprises of a range of wall and base mounted units and also benefits from an integrated oven with a four burner gas hob over along with space for a freestanding refrigerator/freezer



and a void for an under counter dishwasher. The living area lies to the rear of the property and is a carpeted space with French doors out to the garden making it a lovely space for entertaining guests.

From the kitchen area stairs rise to the first floor landing where there are two good sized bedrooms and the family bathroom.

The master bedroom lies to the rear having an outlook to the back garden and is a good sized double bedroom.

The second bedroom is also a good sized double and is situated to the front of the property benefitting from two windows filling the room with light.

The family bathroom has partially tiled walls and consists of a white suite including bath with shower over, WC and wash hand basin.

### Externally

To the front of the property there is a lawned area with paved path leading to the front door, while a driveway provides off street parking for one vehicle. There is access to the side of the property leading to the rear garden.

The rear garden has a decking area leading out from the living room via French doors. This area is a perfect space for seating to enjoy afternoon sun. Beyond a low level stone wall is an area laid with artificial grass. The garden is of low maintenance and benefits from a separate area gated off area for rubbish disposal.

### Note One

There is a management service charge to occupants to fund the maintenance of communal areas. Please contact George

F White for more details.

### Energy Performance Certificate

The property is currently rated 'B'.

### Council Tax Band

The property is currently rated Council Tax Band B.

### Services

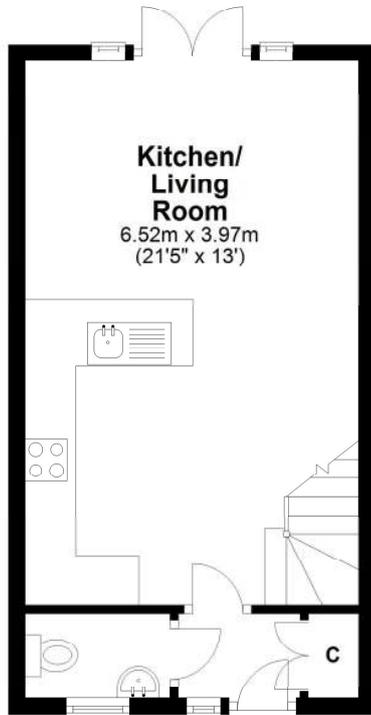
The property benefits from mains electricity, water and drainage and has gas central heating.

### Directions

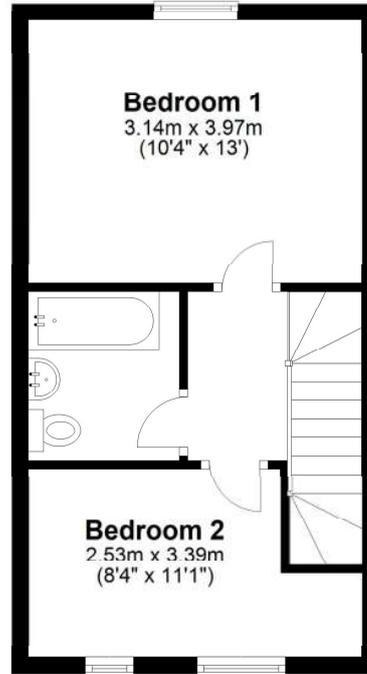
From the centre of Barnard Castle proceed down The Bank and over County Bridge bearing around to the right. Take the first principal turning on the left-hand side towards Bowes/Brough. Proceed uphill turning right into Grangefields taking the next available right turn and the subject property can be found on the right identified by a George F White 'For Sale' board.

### Important Notice

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. All dimensions/boundaries are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and you may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website. These particulars do not constitute a contract or part of a contract.



Ground Floor



First Floor

GEORGE F WHITE

Total area: approx. 61.9 sq. metres (666.6 sq. feet)

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 George F White by Vue3sixty Ltd



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