

JONATHAN WALLIS

85 Green Lane, Barnard Castle

County Durham

Guide Price £189,000

85 Green Lane

Barnard Castle

A well-presented three bedroom semi-detached property offering, spacious living accommodation, gardens to the front and rear and driveway for two vehicles.

what3words ///mouths.balconies.bars

- Semi-detached family home
- Large corner plot
- Three bedrooms
- Gardens to front and rear
- Double driveway
- No onwards chain
- Council Tax band: B
- Tenure: Freehold
- EPC Energy Efficiency Rating: D









Hallway
14' 9" x 5' 11" (4.50m x 1.80m)
The front door opens to the entrance hallway with doors radiating to the ground floor living accommodation and stairs rise to the first floor.

Living Room
14' 11" x 11' 11" (4.54m x 3.64m)
The living room is a well proportioned room with log burning stove sat upon a tiled hearth and views to the rear garden. The room is open to the dining area creating a fantastic space for families or entertaining friends.

Dining Room
9' 5" x 11' 11" (2.87m x 3.63m)
The dining room is accessed from the hallway and has views out to the garden. The room is open to the living creating a versatile living space.

Kitchen
5' 10" x 9' 6" (1.77m x 2.89m)
The kitchen lies to the front of the property and has a range of black gloss units and wood effect worktops. There is space for a free standing fridge freezer, cooker, and under counter space for a washing machine. From the stainless steel sink, views can be enjoyed over the front lawn.

Utility Room
15' 1" x 5' 6" (4.59m x 1.68m)
The utility room lies off the kitchen and has useful access to the front and rear of the property. There are useful cupboards and worktop space providing additional storage space. The boiler is housed in the utility room and was installed approximately 4 years ago.

Landing
6' 0" x 7' 7" (1.82m x 2.30m)







Bedroom 1
9' 9" x 12' 8" (2.98m x 3.87m)
The main bedroom lies to the rear of the property having fitted sliding wardrobes and large storage cupboard perfect for storing linen. The bedroom also enjoys views to the rear courtyard garden.

Bedroom 2
11' 9" x 10' 0" (3.57m x 3.04m)
The second bedroom also lies to the rear of the property having a view to the side overlooking the garden. The second bedroom is well proportioned with fitted sliding wardrobes.

Bedroom 3
8' 0" x 8' 8" (2.45m x 2.63m)
The third bedroom lies to the front of the property and has views to the side. Whilst this is the smallest bedroom, the current owners have maximised the available space with cabin style bed fitting over the bulkhead, creating useful storage space beneath the bed.

Bathroom
9' 7" x 5' 10" (2.91m x 1.78m)
The family bathroom comprise a large walking shower, WC, wash basin and heated towel rail. The room benefits from tiled walls and a wood effect flooring with large windows allowing lots of natural light into the room.

Garden
The property has a lawned garden to the front of the property with low maintenance gravelled area to the southern end of the property. The front garden has tall hedge boundaries providing privacy. To the rear there is a courtyard garden, accessed from the utility room. The garden to the rear is divided into two spaces with an archway connecting the two. There is space for outdoor seating and pot plants along with a greenhouse and useful storage shed.

Driveway
The property has a paved double driveway with wrought iron gates, providing off-street parking for up to two vehicles.

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

Material Information
The property has access to a good broadband connection and has mobile service across most providers.

The property has a very low risk of flooding.

There are no planning applications currently affecting the property.

We are not aware of any rights or restrictions affecting the property.

We would advise prospective purchasers to verify this information independently.

Viewings
To arrange a viewing, please contact the office on 01833 908087.







Particulars Notes

Particulars and photos are dated November 2026.

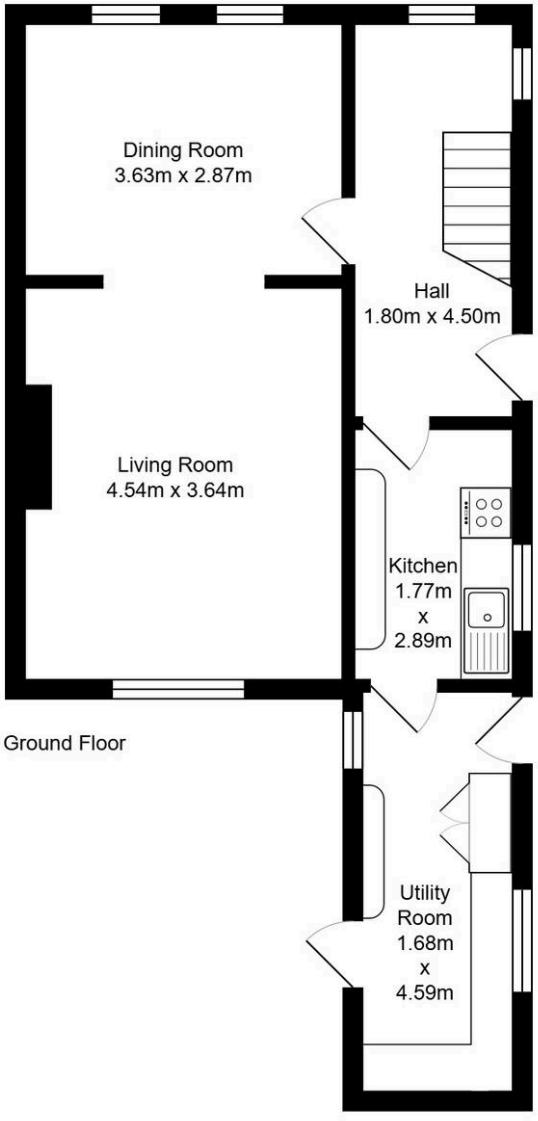
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All measurements, dimensions, boundaries, and floor areas are approximate. The inclusion of any fixtures, fittings, appliances, or services does not imply that they are in satisfactory working order or have been tested.

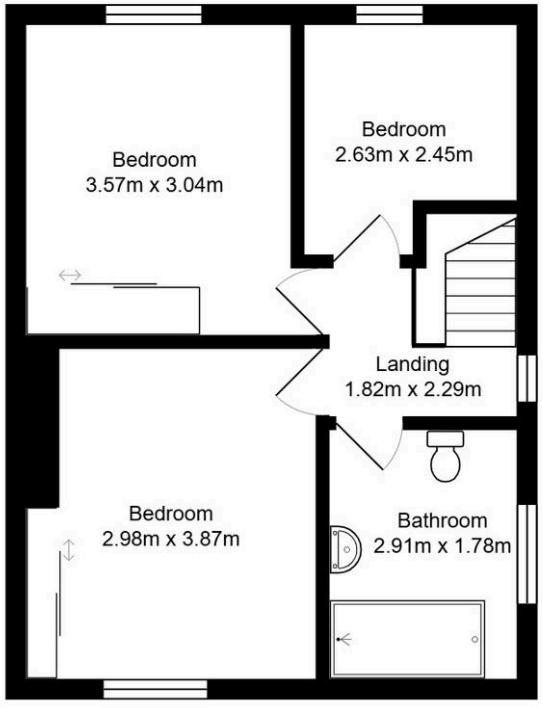
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Ground Floor



First Floor

All measurements are approximate and for display purposes only.



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