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10, North Terrace,  
Gainford, Darlington, DL2 3EE  
**Asking price £265,000**

House - Townhouse  
5 Bedroom/s  
1 Bathroom/s



Welcome to the picturesque village of Gainford, Darlington. A charming village on the banks of the River Tees, midway between Barnard castle and Darlington, where you will find this exceptional value for money townhouse on North Terrace, presenting an excellent opportunity for families and individuals alike. With its spacious Town House layout, the property boasts two large inviting reception rooms, ideal for entertaining guests or enjoying quiet evenings with loved ones.

The heart of the home, the Kitchen, has recently been remodeled and upgraded, a credit to the current owners!  
The residence features five well-proportioned bedrooms, providing ample space for family members, a home office or guests. Each room offers a comfortable retreat, ensuring everyone has their own personal sanctuary. The HUGE family bathroom is conveniently located on the first floor, catering to the needs of the household.  
(There is further scope and opportunity to add value by installing a toilet to the rear of the kitchen, plumbing and waste is available, ready to go in a separate W/C room off the utility, not to mention the option to add an ensuite to the uppermost floor)

This townhouse is situated in a picturesque area, with open greenspace field to the rear and the village surrounded by the natural beauty of the countryside while still being within easy reach of local amenities. Gainford is known for its friendly community and offers a range of shops, schools, Pub and recreational facilities, making it an ideal location for families and professionals.

This property offers space, comfort, and a great location, making it a perfect choice for those seeking a new home in a tranquil setting. So if you are looking to settle down and want exceptional value for money per sq ft, this townhouse on North Terrace is certainly worth considering.







- Beautiful characterful Sand Stone Town House, circa 1880
- 2 reception rooms and Large modern upgraded kitchen
- HUGE Bathroom
- Opportunity to value add with extra W/C and ensuite
- Exceptional value for money per sq ft
- 5 incredibly spacious bedrooms
- Period features throughout
- Picturesque village located between Barnard Castle and Darlington

#### **GENERAL INFORMATION:**

Tenure: Freehold

Services: Gas central heating, mains electric, water and drainage. Open fires.

Local Authority: Darlington Borough Council (Tax Banding D)









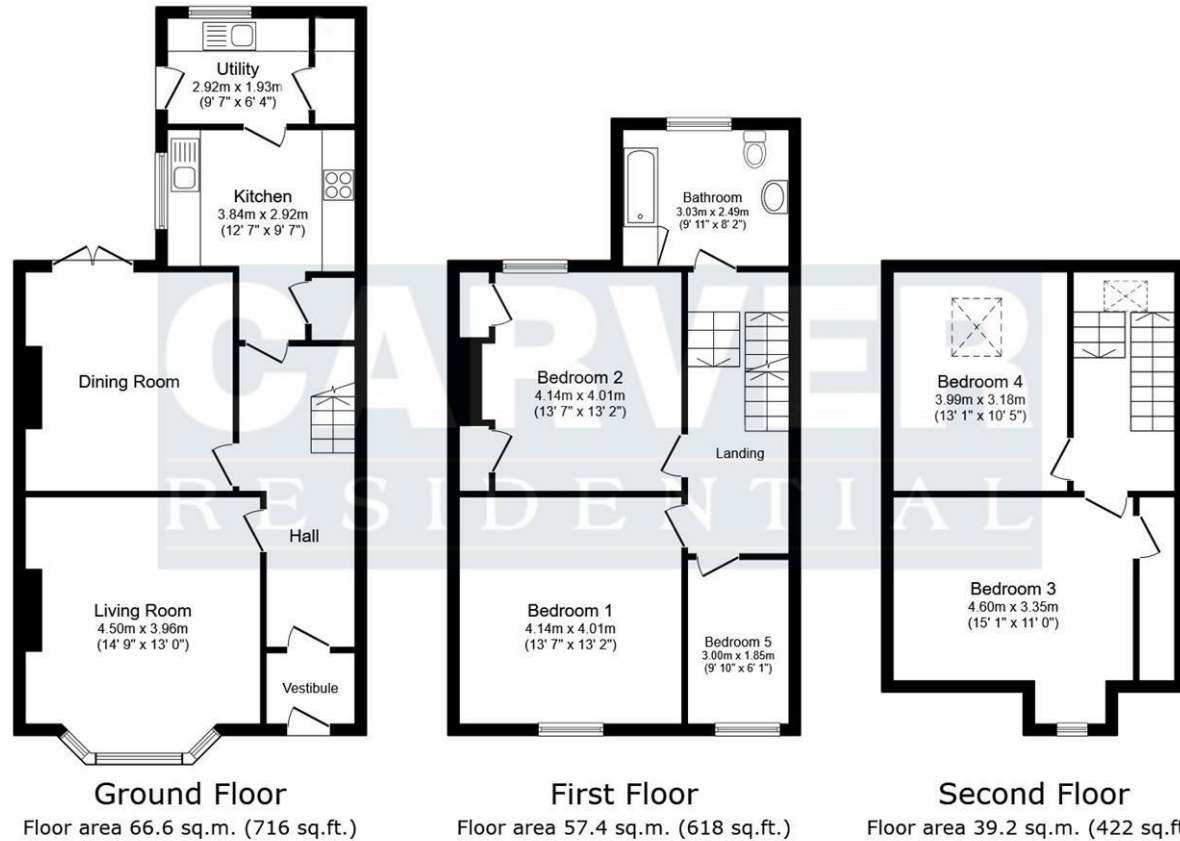












Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Total floor area: 163.2 sq.m. (1,756 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

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