



### 3 bed terraced house to buy in

High Green, Gainford, Darlington,  
Durham, DL2 3DL

**£230,000**

 x3  x1  x1

Tenure

**Freehold**

On Street parking

### Property features

- ✓ No Forward Chain
- ✓ Idyllic location on the village green
- ✓ Bi-folding doors leading to private courtyard
- ✓ Flying freehold
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: E
- ✓ Heating supply: Gas

## Description

This beautifully presented cottage has been tastefully modernised while retaining the character and charm you would expect from a village setting of this heritage.

The property is a flying freehold and has been modernised throughout to offer a stylish and comfortable interior, perfect for today's lifestyle. The accommodation comprises spacious living areas, three well-proportioned bedrooms, and a contemporary kitchen and bathroom. Bi-folding doors from the rear reception area open out onto a private, beautifully maintained courtyard, ideal for relaxing or entertaining.

Gainford is a gem of a village, set on the banks of the River Tees, offering both beauty and convenience. With its large medieval green at the centre and charming Georgian and Victorian buildings surrounding it, Gainford is a rare find. Local amenities, scenic countryside, and excellent transport links to Darlington and beyond make this a truly enviable location.

Please call today for more information and to arrange an internal inspection.

Council Tax Band: C

Tenure: Freehold

Price: £230,000

Property Type: Terraced House

Parking: On Street

Heating: Gas

## Entrance



## Lounge

4.60m x 4.30m (15'1" x 14'1")



## Kitchen/Dining Area

4.60m x 2.20m (15'1" x 7'2")



## Stairs to First Floor

## Bedroom One

4.30m x 3.20m (14'1" x 10'5")



## Bedroom Two

4.40m x 2.90m (14'5" x 9'6")



## Bedroom Three

3.20m x 2.40m (10'5" x 7'10")

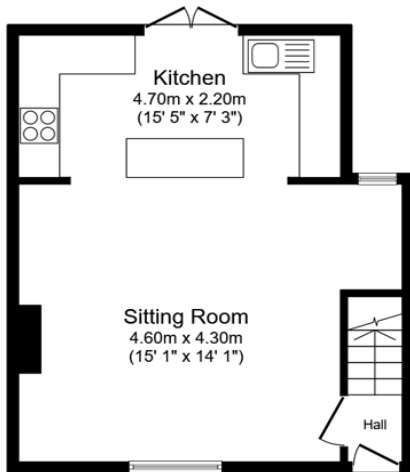


## Bathroom W/C

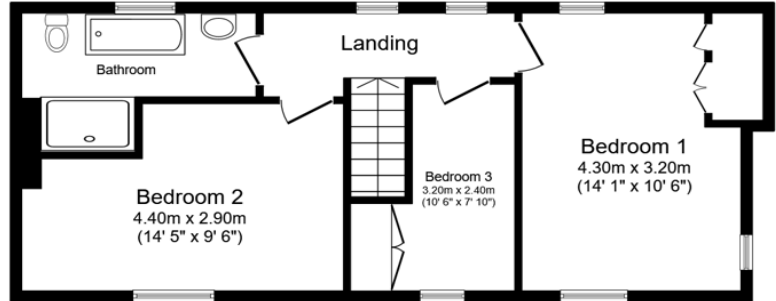


## Floor Plan





**Ground Floor**  
Floor area 34.9 sq.m. (376 sq.ft.)



**First Floor**  
Floor area 45.7 sq.m. (492 sq.ft.)

Total floor area: 80.6 sq.m. (867 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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	47	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

High Green, Gainford, Darlington, Durham, DL2 3DL

Contact your local branch today for more information on this property:

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