



5 Grove Road, Tow Law, Bishop Auckland, County Durham, DL13 4AQ  
Offers Over £66,000

**Vickers  
& Barrass**  
— Est. 1973 —  
Land and Estate Agents



5 Grove Road offers an exciting opportunity to continue the renovation work carried out so far to create a generously proportioned two bedroom mid terraced property.

- Renovation project
- Mid terrace property
- Two reception rooms
- Two double bedrooms with ensuite bathrooms
  - Front garden
  - Private rear yard
- Energy Performance Rating E 52



[www.vickersandbarrass.co.uk](http://www.vickersandbarrass.co.uk)

## LOCATION

Tow Law is a small town in County Durham, situated on high ground along the A68 road between Darlington and Edinburgh. The town is a quiet rural community surrounded by countryside. It has a range of local amenities including a small supermarket, convenience stores, butchers, and primary school. A wider range of shopping and recreational facilities can be found at Crook, Bishop Auckland, Durham and Consett. Tow Law is around 10 miles west of Durham City and 6 miles south of Consett.

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## DESCRIPTION

5 Grove Road offers a purchaser the opportunity to renovate this two bedroom mid terrace property. The current owner has modified the first floor of the property to provide ensuite bathrooms to both bedrooms providing a more user friendly layout.

To the ground floor, the front door opens to the living room, a generously proportioned room with

window to the front and a fireplace. From the living room there is a second reception room which has an original stone fireplace, uncovered by the current owner, a window to the rear yard and stairs rising to the first floor. The room could be converted to be used as a kitchen providing more space than the current kitchen in the property which lies to the rear. The current kitchen comprises base units, a sink unit and a new combi boiler. From the kitchen there is a rear porch and ground floor WC. A door from the rear porch provides access to the rear yard.

To the first floor there are two bedrooms, one lying to the front of the property that has had work carried out to provide an ensuite shower room with large shower, there are provisions for a vanity unit and sink, with a sliding door opening to the Sani flow WC. The addition of this ensuite solves the previous issue of having the bathroom at the rear of the property accessed through the second bedroom. The second bedroom has had the previous fitted wardrobes removed to create more space. The majority of the first floor has been replastered with

only a couple of walls remaining un-plastered to allow for plumbing works to take place in the new ensuite.

Externally the property has a small front garden with path to the front door and private rear yard with access to the back lane running behind the terrace.

## SERVICES

The property is served by mains electricity, water and drainage and has mains gas central heating.

## COUNCIL TAX BAND

Durham County Council Tax Band A.

## ENERGY PERFORMANCE CERTIFICATE

The property is EPC rating E 52.

## MATERIAL INFORMATION

It is understood that the property has access to a good broadband connection and has good mobile phone signal in this area. We would advise prospective purchasers to perform their own due diligence in respect of availability. With reference to data from the Environment Agency's Flood Warning



Information Service there is a very low risk of flooding from surface water, rivers and sea.

### **COSTS**

Each party is to bear their own costs.

### **MONEY LAUNDERING**

Prospective buyers should be aware that in the event that they are successful they will be required to provide documents in relation to the current Money Laundering and Terrorist Financing Regulations. The extent of the required documentation will be confirmed to the purchaser (s) after acceptance of an offer.

### **TENURE**

We are informed by the current vendors that the property is held freehold.

### **METHOD OF SALE**

The property is offered for sale as a whole by private treaty.

### **VIEWINGS**

Please contact Vickers & Barrass Darlington office on 01325 728084 to arrange a viewing, which are strictly by appointment only.

### **LOCAL AUTHORITY**

Durham County Council

[www.durham.gov.uk](http://www.durham.gov.uk)

03000 26 0000

### **NOTES**

Particulars prepared – September 2025

Photographs taken – September 2025

### **PARTICULAR NOTES**

The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute, all or part of an offer or contract; all descriptions, dimensions, areas, references to condition and necessary consents for use and occupation and other details are given as a guide only and without responsibility. Any intending purchasers or lessees should not rely on them as

statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to their accuracy.

No employee of Vickers & Barrass, Chartered Surveyors has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given by the Vendors or the Lessors of this property.

Any offer for this property will be taken as an admission by the intending purchaser that they have relied solely upon their own personally verified information, inspection, and enquiries.

The photographs show only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.

Where any reference is made to planning permissions or potential uses, such information is given by Vickers & Barrass, Chartered Surveyors in

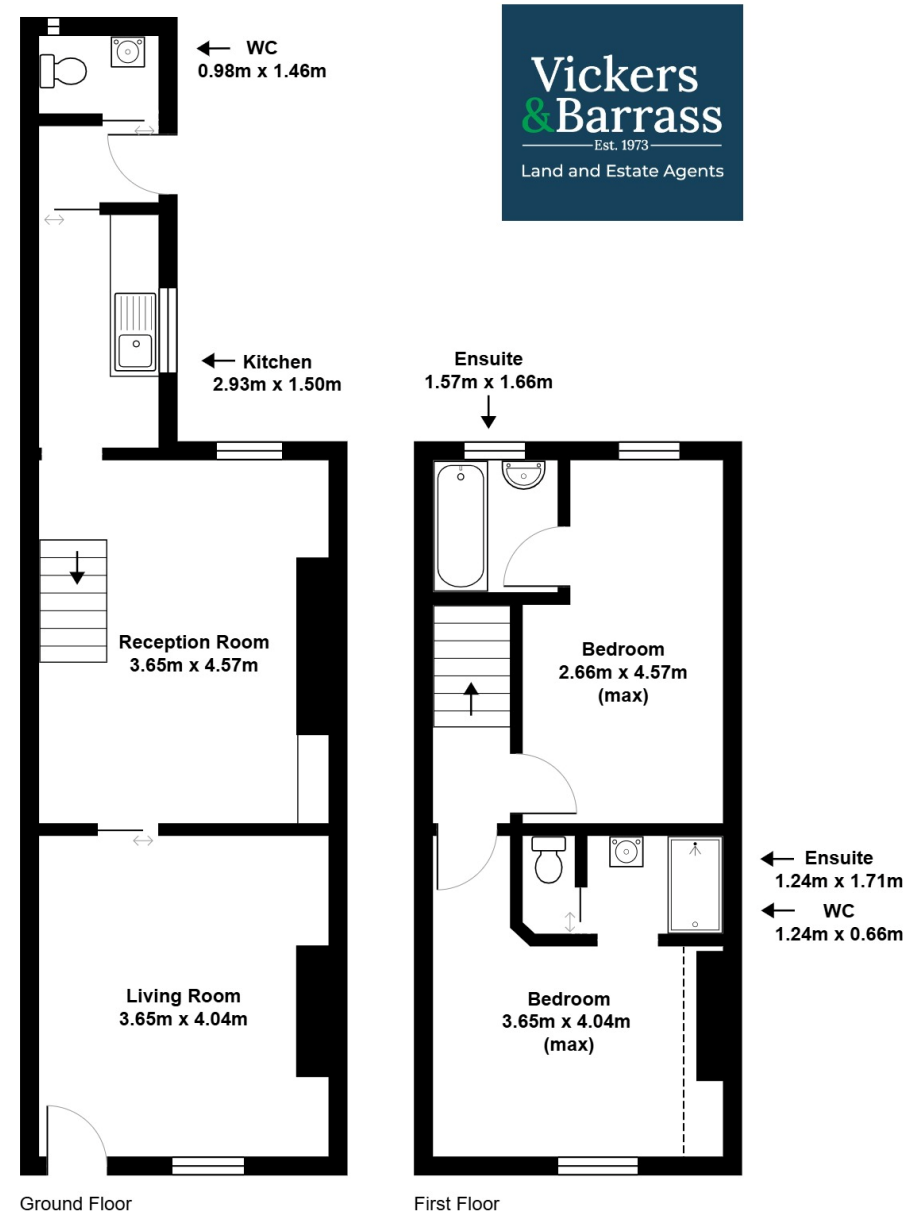


good faith. Prospective purchasers should make their own enquiries with the Local Planning authority into such matters.

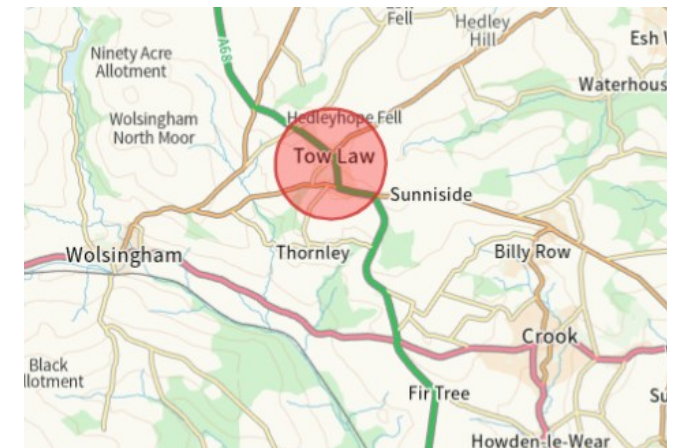
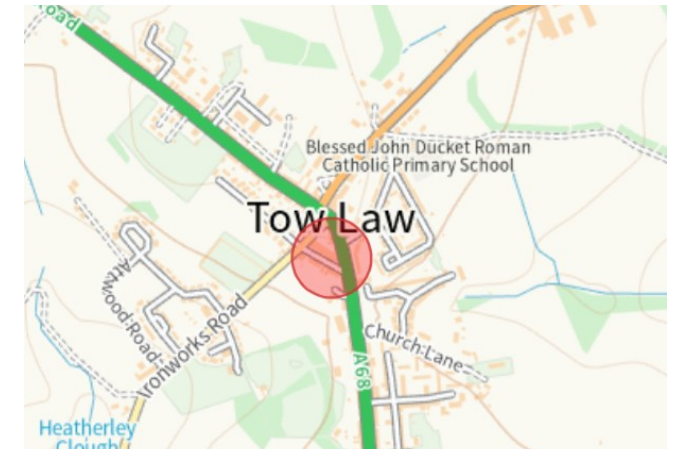
The Vendors reserve the right to amalgamate, and to generally amend the particulars or method of sale.

The property is sold subject to reserve (s). Vickers & Barrass, Chartered Surveyors reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

The particulars have been prepared in accordance with the Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.







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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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