





33 Front Street

Frosterley, Weardale

Charming 2-bed terraced house in Frosterley, in need of modernisation. Ideal for first-time buyers. Includes a spacious master bedroom, gas central heating, uPVC windows and an enclosed rear garden. Located in a picturesque village with amenities and immediate access to the North Pennines.

Council Tax band: A

Tenure: Freehold

- 2 bedroom terraced house
- In need of modernisation
- No onward chain
- Gas central heating
- uPVC windows throughout
- Spacious master bedroom
- Good sized, enclosed garden plus shed
- Located in the centre of Frosterley village and surrounded by an Area of Outstanding Natural Beauty



WEARDALE
PROPERTY AGENCY



Hallway

4' 8" x 3' 0" (1.41m x 0.91m)

Upon entering the property via a composite front door which was fitted in 2008, you find yourself in the Hallway. The walls are decorated with wooden panelling and the floor tiling dates back to the mid to late 1800s. The property's fuse box is found in the hallway and access is provided directly into the living room.

Living room

14' 7" x 13' 9" (4.44m x 4.19m)

The living room is a spacious and charming room, benefitting from decorative ceiling beams, a large uPVC window and a stone clad fireplace which has pipework in place should the new owners wish to install a gas fire. This front part of the house was built in 1816, the adjoining dining room was constructed later, although still within the 1800s.





Dining room

10' 0" x 13' 7" (3.05m x 4.14m)

The dining room is accessed directly via the living room and opens into the kitchen. A well proportioned space, capable of accommodating a family dining table plus additional free standing storage furniture. There is an alcove in the rear wall of the dining room indicating where a window was once placed, before the construction of the kitchen at a later date. The staircase to the first floor bedrooms and bathroom is found in this room.

Kitchen

10' 11" x 12' 11" (3.32m x 3.94m)

The kitchen is a spacious room benefitting from a good range of over-under storage cabinets, a breakfast bar, tiled flooring and an integrated electric oven and hob. The current kitchen was fitted in 2008 and was re-wired at the time. The room features a large uPVC window overlooking the rear garden.







Utility area

9' 7" x 4' 3" (2.92m x 1.29m)

The utility area offers space and the relevant plumbing to accommodate a washing machine and provides external access to the garden via a uPVC composite door which was fitted in 2008. The property's gas combi boiler is also found in the utility area, this was installed in 2014 and has been serviced annually since. The utility area features traditional tiled flooring and a large uPVC window.

Landing

2' 6" x 7' 1" (0.75m x 2.16m)

The first floor landing area is bright and provides access to the property's two bedrooms and bathroom.

Bedroom 1

14' 10" x 13' 9" (4.53m x 4.18m)

Bedroom 1 is a spacious double bedroom found at the front of the property. The bedroom benefits from a large uPVC window allowing for lots of natural light and ample space for free standing storage furniture.







Bedroom 2

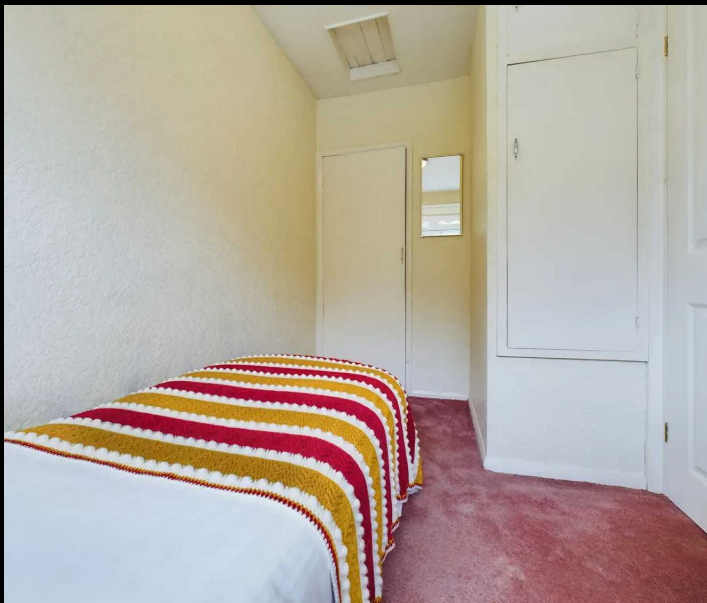
10' 1" x 6' 2" (3.07m x 1.89m)

Bedroom 2 is a single bedroom with a large uPVC window overlooking the rear garden and has the benefit of two inbuilt storage cupboards. This room provides access to the attic, although the roof space is not currently boarded.

Bathroom

4' 2" x 7' 1" (1.27m x 2.15m)

The bathroom is found at the top of the landing on the right and provides a 3 piece bathroom suite including bath with overhead electric shower, hand wash basin and WC.





Garden

The property benefits from an enclosed rear garden. The garden has 2 patio areas, the first of which is accessed directly via the back door from the utility area, and a raised lawn and pathway provides access to the second. The length of the garden means the area benefits from sunshine throughout the day. The garden is also home to a shed which provides ideal outdoor storage.






Approximate total area⁽¹⁾

50.27 m²

Reduced headroom

0.78 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Floor 0



Approximate total area⁽¹⁾
28.66 m²

(1) Excluding balconies and terraces

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GIRAFFE 360

Floor 1



Although every care has been made to ensure that these particulars are accurate, no responsibility for any inaccurate information can be accepted, the information is provided as a general guide only and does not form part of any contract. All measurements are approximate. Any intending purchaser should satisfy themselves of the accuracy of the information and should not rely solely on the information outlined in this advertisement.

