



Deerness Estate, Tow Law, DL13 4AS
3 Bed - House - Semi-Detached
£130,000

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Deerness Estate Tow Law, DL13 4AS

* NO FORWARD CHAIN * NEW ROOF FITTED IN 2023 * BEAUTIFULLY PRESENTED *

Welcome to this charming, three bedroom semi-detached house which enjoys a fantastic outlook to the front with far reaching views over countryside. The house is beautifully presented throughout and benefits from being warmed by a gas combination boiler and has UPVC double glazed windows and one of the standout features of this property is the new roof installed in 2023.

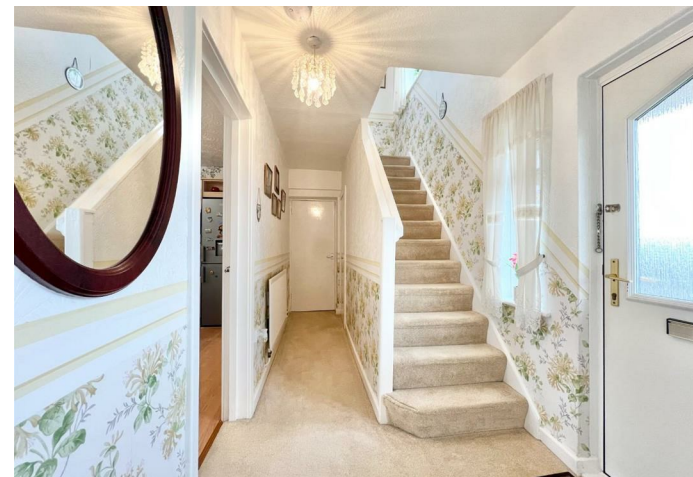
As you step inside, you'll be greeted by a beautifully presented interior which comprises; welcoming hallway with staircase to the first floor landing. Lounge with windows to front and rear aspect, both enjoying a pleasant outlook. Kitchen, which is fitted with a range of wall, base and drawer units with space for appliances and dining table. To conclude the ground floor accommodation there is a cloakroom/WC and useful utility/storage room.

To the first floor there are three good size bedrooms, the main bedroom enjoys far-reaching countryside views which are simply breath-taking. Family bathroom with three piece suite.

Outside the house has well maintained gardens to both front and rear, which are mostly laid to lawn with flower beds and mature hedging.

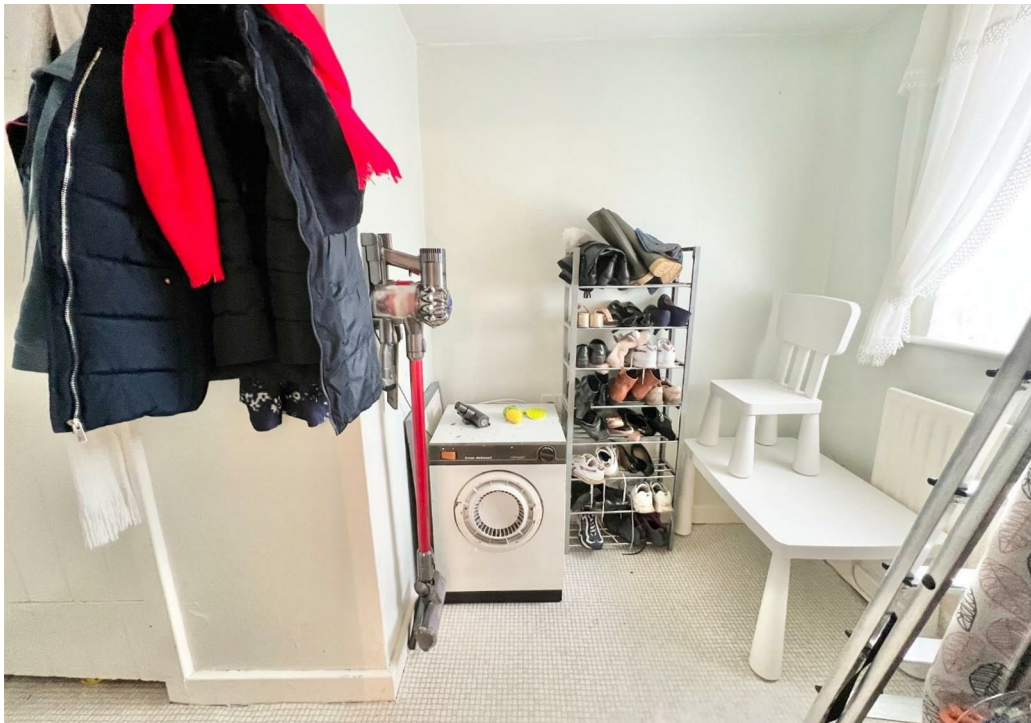
Tow law offers a range of amenities, primary schooling and bus links. Its a short drive away from busier towns and cities, including Bishop Auckland and Durham City Centre. Tow Law is surrounded by an abundance of countryside views and walks and Weardale is also a short distance away.

With no onward chain, this house is ready and waiting for you to make it your own. Don't miss out on the opportunity to own this property, please contact Robinsons for further information and to arrange an internal viewing.













Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas central heating

EPC Rating: D

Tenure: Freehold

Durham Council Tax Band: A

Annual Price: £1,621

Broadband

Basic

18 Mbps

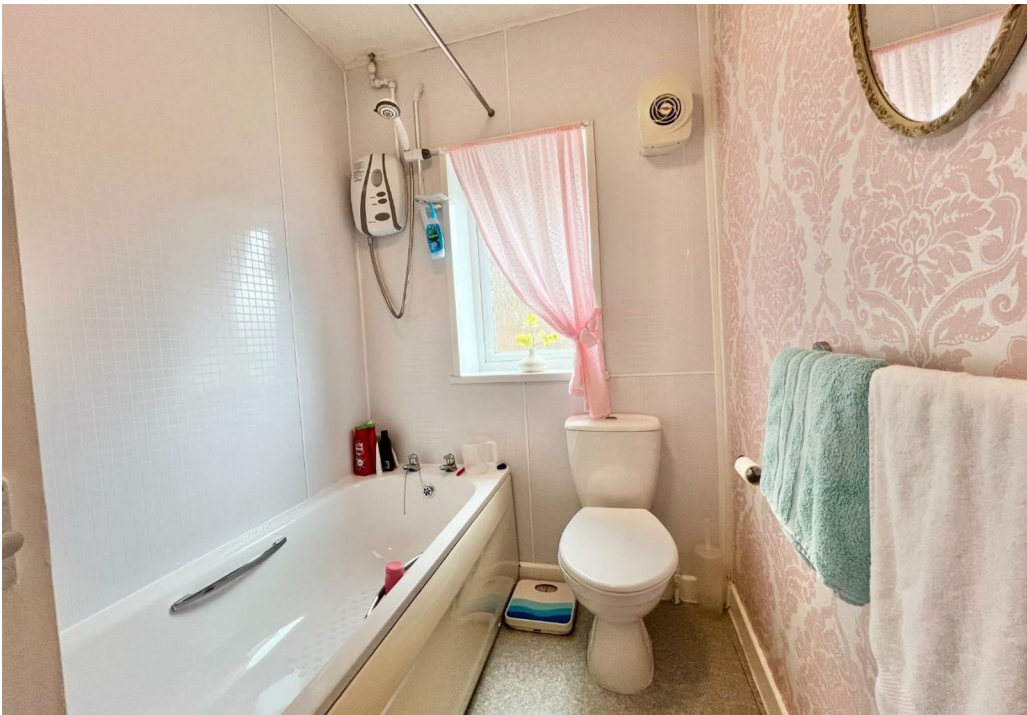
Superfast

80 Mbps

Mobile Signal: Average/Good

Disclaimer

The preceding details have been sourced from the seller and OntheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided

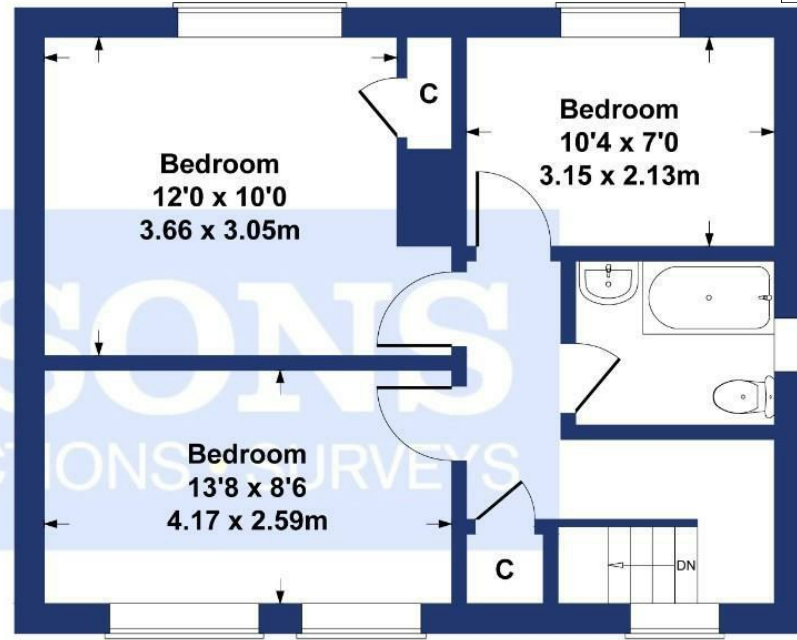




Deerness Estate Tow Law

Approximate Gross Internal Area
993 sq ft - 92 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(61-81)	B		
(49-60)	C		
(35-48)	D		
(29-34)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		64	80
EU Directive 2002/91/EC			



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. 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, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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