



Grove Road, Tow Law, DL13 4AG  
5 Bed - House - Mid Terrace  
£70,000

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# Grove Road, Tow Law, DL13 4AG

\* NO FORWARD CHAIN \*

Offered to the sales market with the benefit of no onward chain, is this large five bedroom mid terrace house. The property has spacious accommodation spread across four floors, including a basement and attic conversion.

The house does require modernisation and is being sold as seen, this has been reflected in the competitive asking price. The property is warmed by gas central heating and has some UPVC double glazed windows.

The internal accommodation comprises, basement to the lower ground floor. Ground floor with hallway, two reception rooms and kitchen.

To the first floor there are three bedrooms a bathroom and separate WC. A further staircase gives access to the attic conversion which has two bedrooms.

## Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas central heating

EPC Rating: E

Tenure: Freehold

Council Tax Band: A

Annual Price: £1,701

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.

\*all services/appliances have not and will not be tested\*









## Cannobie House, Grove Road, Tow Law

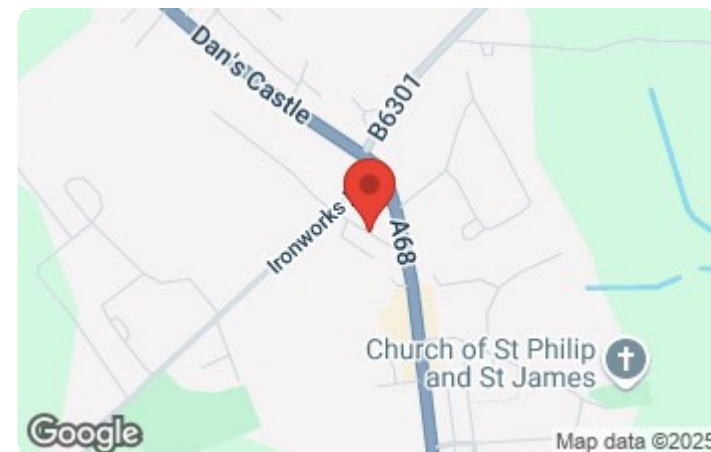
Approximate Gross Internal Area  
1806 sq ft - 168 sq m



### 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. 2025



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

75

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. 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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