



ESTATE AGENTS

... the key to a successful move



Inkerman Road, Tow Law, Bishop Auckland, DL13 4QA

**Offers in the
region of
£364,999**

- * Former Railway Cottage
- * Extended Accommodation
- * Good Sized Plot
- * Ideal for Families
- * Convenient For N.East Commuting

w: www.keysestateagents.co.uk

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ACCOMMODATION

DESCRIPTION

We are delighted to bring to the market this STONE BUILT FOUR BEDROOM DETACHED BUNGALOW, a former railway cottage, 'Crossing Cottage' is pleasantly situated within a peaceful semi rural village, having the added advantage of delightful views across neighbouring countryside. The cottage has been improved over the years to provide a substantial family home which is spacious throughout and has retained traditional features, which include, beamed ceilings, inglenook fireplace, exposed stonewalls and wood flooring. The accommodation comprises: two good sized reception rooms, kitchen, four bedrooms and a bathroom. Outside there gardens of approximately one-third of an acre with lawn, trees shrubs, patio, external power points, security lighting and an area currently used to house hens and geese. there is a hard standing area which is suitable for the parking of several vehicles.

Tow Law has a range of local amenities such as local shops as well as a frequent public transport system allowing for regular access to not only the neighbouring towns and villages but to further afield places as well. Tow Law lies on the A68 highway which offers easy access to Consett, Hexham, Darlington, Bishop Auckland, with Durham within 12 miles via the A690

GROUND FLOOR

KITCHEN 13'7 x 12'9 (4.14m x 3.89m)

Fitted with a range of wall and base units with co-ordinating work tops, free standing cooking range with double electric ovens, grill and warming oven, multiple gas hob burners, extractor hood, sink and drainer with mixer tap, wall mounted central heating boiler, spaces for appliances. Exposed ceiling beams, ceiling light points, part wall tiled, double glazed window, exterior door.



DINING ROOM 20'0 x 13'4 (6.10m x 4.06m)

Large lounge with vaulted ceiling and exposed beams, several double glazed windows proving panoramic views, ceiling light points, ceramic tiled flooring, sliding patio doors to outside, opening through into the lounge



LOUNGE 20'0 x 15'2 (6.10m x 4.62m)

Ceiling light point, radiator, multi-fuel stove, wood effect flooring, two double glazed windows



INNER HALLWAY

BEDROOM ONE 12'5x 12'1 (3.78mx 3.68m)

Ceiling light point, radiator, wood effect laminate flooring, double glazed window with front access



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BEDROOM TWO 12'8 x 9'8 (3.86m x 2.95m)

Built in wardrobes, exposed ceiling beams, ceiling light point, radiator, ceramic tiled flooring, two double glazed windows



BEDROOM THREE 12'7 x 7'0 (3.84m x 2.13m)

Ceiling light point, radiator, laminate wood effect flooring, double glazed window



BEDROOM FOUR 11'8 x 9'4 (3.56m x 2.84m)

Exposed ceiling beams, ceiling light point, radiator, ceramic tiled flooring, double glazed window



BATHROOM 9'9 x 9'9 (2.97m x 2.97m)

Fitted with a three piece white suite comprised free standing double ended bath with mixer tap, pedestal wash hand basin, low level w.c. Exposed ceiling beams, ceiling light points, electric panel radiator, tiled flooring, double glazed window



OUTSIDE

The property has gardens extending to approximately one-third of an acre with lawn, trees shrubs and a patio area to three sides. There are the additional benefits of external power points, security lighting and an area that has been used to house hens and geese, there is also a hard standing area which is suitable for the parking of several vehicles.



GENERAL INFORMATION

Viewings - Strictly by appointment with the selling agents Keys Estate Agents - call 01782 268422

Services

We believe all are available.

Tenure

Assumed to be freehold

Offer Procedure

All offers should be made directly to Keys Estate Agents and should be made before contacting the bank, building society or solicitor as any delay may result in a sale being agreed to

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another party and survey/legal fees being unnecessarily incurred.


In compliance with the Estate Agents Order 1991 we are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements. If you are making a cash offer which is not subject to the sale of a property written confirmation of the availability of funds will be required to qualify your offer.

The agent has not tested any of the equipment, fixtures, fittings or services and so can not verify that they are in working order or fit for their purpose. Legal documents have not been checked by the agents to verify tenure of the property.

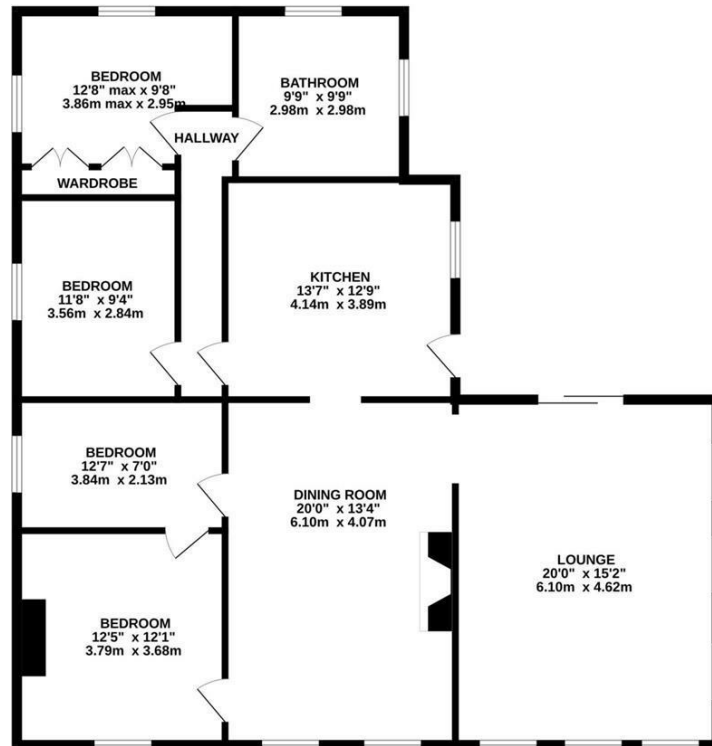
Subject to contract. Vacant possession on completion.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> <div>(92 plus) A</div> <div>(81-91) B</div> <div>(69-80) C</div> <div>(55-68) D</div> <div>(39-54) E</div> <div>(21-38) F</div> <div>(1-20) G</div> <i>Not energy efficient - higher running costs</i>	<div>66</div>	<div>95</div>
England & Wales		EU Directive 2002/91/EC 

GROUND FLOOR



Not to scale for general guidance only.
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Keys Independent Estate Agents Ltd for themselves and for the vendors of this property whose agents they are given notice that (i) the particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Keys Independent Estate Agents Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property. Keys Estate Agents is the Marketing name of Keys Independent Estate Agents. Registered in England, Reg no.4554970 Directors: Danny Mayer, James Havill.

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