



## Broadwood View

Frosterley DL13 2RT

£150,000







This footer paragraph is an example only and should not be relied upon as complying with current legislation. 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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. 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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# Broadwood View

## Frosterley DL13 2RT



- Three Bedroom End Terrace
- EPC GRADE D
- Rear Enclosed Yard

- Village Location
- Ground Floor WC
- Gas Central Heating

- Views To Front
- First Floor Bathroom
- Call To View Today !!

### \*\*\*THREE BEDROOMS\*\*\*VILLAGE LOCATION\*\*\*

A good sized three bedroom property for sale in a lovely location tucked away behind the front street in Frosterley with VIEWS OVER COUNTRYSIDE .

Having an entrance hall, Lounge, fitted KITCHEN/BREAKFAST ROOM, rear lobby and Ground Floor Bathroom. To the first floor are three bedrooms and a FAMILY BATHROOM. Externally to the rear is an ENCLOSED YARD.

### GROUND FLOOR

#### Entrance Hallway

Having uPVC double glazed door to front and stairs to first floor.

#### Lounge

16'6" x 13'3" (5.044 x 4.043)

Having feature fireplace housing multi burning stove, laminate wood flooring, central heating radiator and uPVC bay window to front.

#### Kitchen

16'2" x 8'3" (4.941 x 2.531)

Having high gloss fitted wall and base unit having laminate work surfaces over, integrated electric oven and hob having extractor over, stainless steel sink unit with mixer tap, plumbing for concealed washing machine, breakfast bar, wall mounted gas boiler, central heating radiator and uPVC double glazed window to rear.

#### Rear Lobby

Having uPVC double glazed window and door to rear.

#### Ground Floor WC

Having WC and central heating radiator.

### FIRST FLOOR

#### Landing

With uPVC double glazed window to side.

#### Bedroom One

11'0" x 9'3" (3.364 x 2.836)

Having central heating radiator and uPVC double glazed window to rear.

#### Bedroom Two

11'2" x 8'0" (3.429 x 2.457)

Having central heating radiator and uPVC double glazed window to front.

#### Bedroom Three

7'9" x 6'4" (2.384 x 1.932)

Having central heating radiator and uPVC double glazed window to front.

#### Bathroom

Fitted with a white suite having panelled bath with mains fed shower and screen over, WC, wash hand basin, central heating radiator and PVC panelled walls.

#### Externally

Externally to the rear is an enclosed yard.

#### Energy Performance Certificate

To view the full Energy Performance Certificate for the property, please see the below link;

<https://find-energy-certificate.service.gov.uk/energy-certificate/0350-2805-0210-2492-2051>

EPC Grade D

### Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast broadband is available (Highest available download speed 80 Mbps, Highest available upload speed 20 Mbps)

Mobile Signal/coverage: Limited, we would recommend speaking with your provider regarding signal coverage

Council Tax: Durham County Council, Band: B. Annual price: £1,827.77 (Maximum 2024)

Energy Performance Certificate Grade D

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

Flood Risk: very low risk of surface water flooding, very low risk of flooding from rivers and the sea

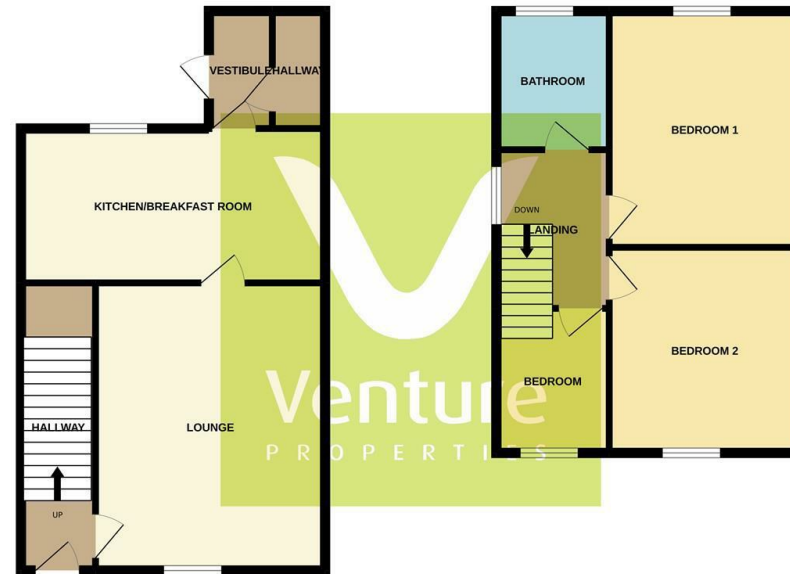
Conservation area: Frosterley, designated 1993

#### Disclaimer

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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Property Information

Council Tax Band B - Durham County Council  
Tenure - Freehold

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