



## Broadwood View

Frosterley DL13 2RT

£130,000





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# Broadwood View

Frosterley DL13 2RT



x 3



x 2



x 2

- 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 !!

Welcome to Broadwood View, Frosterley, Weardale - a charming end terrace house that offers a delightful living experience. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three bedrooms and two bathrooms, there is ample space for a growing family or for those who enjoy having extra room for guests or a home office.

Situated behind the front street, this house provides a sense of privacy while still being conveniently located in the heart of Frosterley. The location offers a perfect blend of tranquillity and accessibility to local amenities, making it an ideal place to call home.

Don't miss the opportunity to make this lovely property your own and enjoy the comfort and convenience it has to offer. Contact us today to arrange a viewing and envision the endless possibilities that Broadwood View has in store for you.

## 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/WC

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: £1,919.40 (Maximum 2025)

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

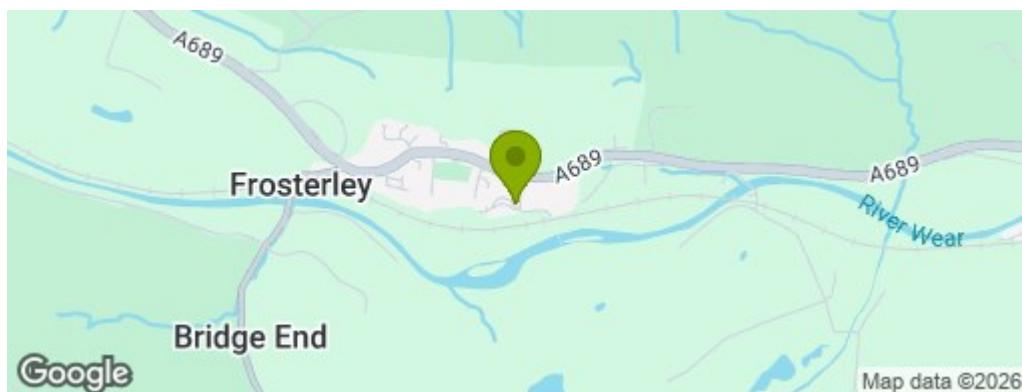
Conservation area: Frosterley, designated 1993

### Disclaimer

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 and fixtures mentioned 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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