



High Street

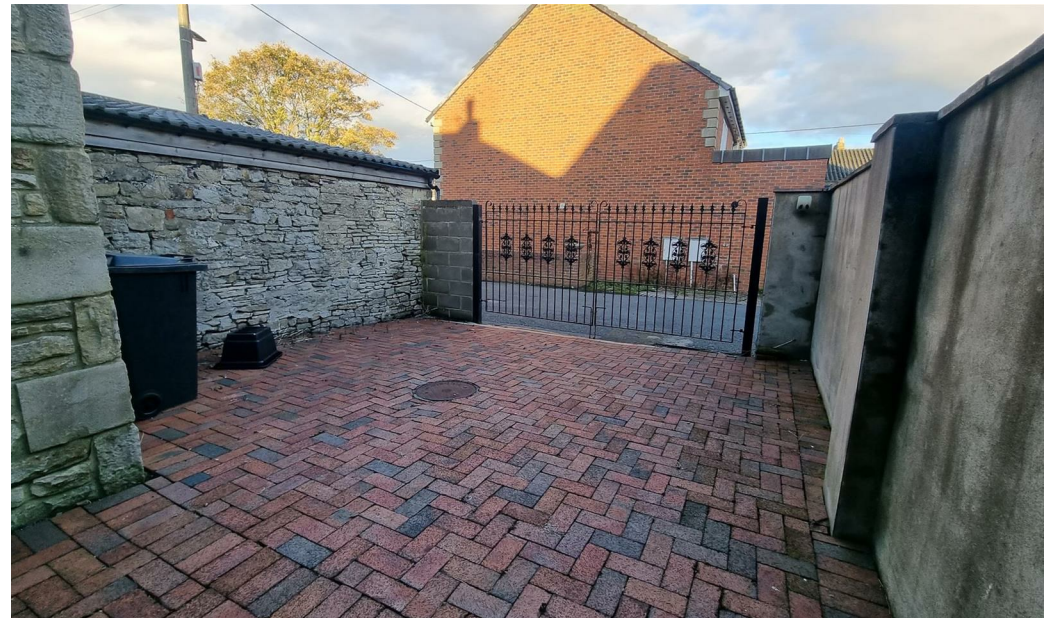
Tow Law DL13 4DW

Open To Offers £140,000





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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High Street

Tow Law DL13 4DW



- Three Bedroom Terraced Home
- EPC Grade C
- First Floor Bathroom

- CHAIN FREE
- Utility room
- Gas Central heating

- Large Family Kitchen
- Ground Floor Cloaks WC
- Rear Enclosed Yard

* CHAIN FREE *** LARGE THREE BEDROOM TERRACED ***
GROUND FLOOR WC & UTILITY ROOM.

Located in the high street within close walking distance to the local primary school, shops, amenities and commuter links all close by.

A traditional terraced property offering a generously proportioned layout comprising briefly of: Lounge, kitchen/dinning room, utility room and a ground floor cloaks wc. To the first floor are three bedrooms and a family bathroom. Externally to the rear is an enclosed yard with wrought iron gates allowing for off road parking.

Why not view this lovely property today !! 01388 741174

GROUND FLOOR

Hallway

Via uPVC double glazed door.

Lounge

14'9" x 14'6" (4.507 x 4.428)

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

Kitchen/Dining Room

17'8" x 14'6" (5.402 x 4.428)

Fitted with a good range of wall and bas units having contrasting work surfaces over, integrated electric oven and gas hob, stainless steel sink unit with mixer tap, space for fridge freezer, tiled splash backs, central heating radiator and uPVC double glazed window to rear

Utility Room

Fitted with base units having work surface over, wall mounted

gas boiler, plumbing for washing machine and space for tumble dryer, central heating radiator and uPVC double glazed window and rear door.

Ground Floor WC

Fitted with a white wc, wash hand basin and central heating radiator.

FIRST FLOOR

Landing

Connecting three bedrooms.

Bedroom One

14'9" x 10'2" (4.521 x 3.108)

With central heating radiator and uPVC double glazed window.

Bedroom Two

14'11" x 10'3" (4.551 x 3.129)

With central heating radiator and uPVC double glazed window.

Bedroom Three

9'9" x 7'2" (2.996 x 2.209)

With central heating radiator and uPVC double glazed window.

Bathroom

Fitted with a white suite comprising of panelled bath, wash hand basin and corner shower unit.

Externally

Externally to the rear is an enclosed yard.

Energy Performance Certificate

To view the energy performance certificate for this property

please use the link below:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0320-2452-3180-2522-6955>

EPC Grade C

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water:

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

Mobile Signal/coverage: Likely with EE and O2

Council Tax: Durham County Council, Band: A Annual price: £1,605.44(Maximum 2024)

This property has been vacant for a number of months, additional council tax charges may be payable upon completion. Energy Performance Certificate Grade C

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.

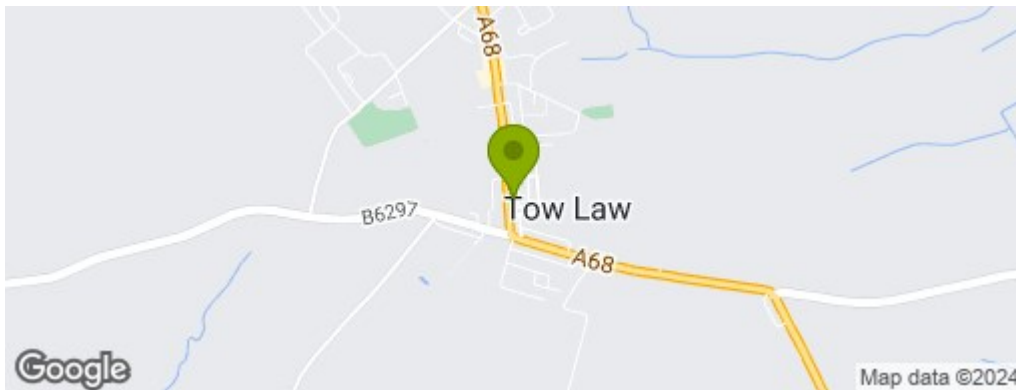
Flood Risk: Very low risk of surface water flooding, Very low risk of flooding from rivers and the sea

Disclaimer

The preceding details have been sourced from the seller, OnTheMarket.com and other third parties. 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. Venture Properties (Crook) Limited cannot accept liability for any information provided.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 not be used as such for any prospective purchase. The services, appliances and equipment shown here are for illustrative purposes only and no guarantee as to their operability or efficiency can be given. Made with Hoxpox CS22



Property Information

Durham County Council - Council Tax Band A
Tenure - Freehold

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