



West End

Wolsingham DL13 3AP

Offers Over £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.





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 firms employment has the authority to make or give any representation or warranty in respect of the property.

# West End

Wolsingham DL13 3AP



- Spacious Two Bed
- EPC Grade E
- Log Burning Stove

- Village Location
- Separate Utility
- Shared yard to the rear

- Kitchen Diner
- Gas Central Heating
- Council Tax Band A

CHAIN FREE. A good sized, CHARACTERFUL two bedroomed end terrace COTTAGE in the popular WEARDALE VILLAGE of Wolsingham. Wolsingham has a range of amenities, schooling and recreational facilities and is only a short drive from Crook with further amenities available. Ideally placed for the commuter with the rural aspect but having good road links to Durham, Darling, A69 and the A1(M).

The property in brief comprises of SPACIOUS lounge and kitchen/diner that has an Inglenook style fireplace and WOOD BURNING STOVE. There is also a separate utility to the ground floor. To the first floor are two bedrooms and bathroom with bath and electric shower over. Externally there is a small forecourt and hard standing for a shed.

## Ground Floor

### Entrance

Access into the lounge.

### Lounge

15'3 x 14'6 (4.65m x 4.42m)

Having a UPVC double glazed window, timber fire surround with marble inset and tiled hearth housing coal effect gas fire, stairs to first floor, central heating radiator, laminate flooring, beamed ceiling, wall light, back boiler behind fireplace.

### Kitchen/Dining Room

15'2 x 9'3 (4.62m x 2.82m)

With a range of wall and base units, laminate work surfaces over, integrated double electric oven, electric hob and extractor hood, tiled splashbacks, laminate flooring, UPVC window, Inglenook style fireplace with wood burning stove, laminate flooring.

## Utility

7'0 x 4'9 (2.13m x 1.45m)

Wall and base units, sink unit with mixer tap. tiled splashbacks, tiled floor, UPVC door and two UPVC double glazed windows, plumbing and space for washing machine

## First Floor

### Landing

Stairs rise from the lounge and provide access to the first floor accommodation and the loft.

### Bedroom One

14'1 x 11'11 (4.29m x 3.63m)

UPVC double glazed window, over stair storage cupboard with light, central heating radiator, feature fireplace with cast iron effect grate

### Bedroom Two

9'5 x 8'6 (2.87m x 2.59m)

UPVC double glazed window and central heating radiator.

### Bathroom/WC

Panelled bath, electric shower over, wc, wash hand basin, vinyl flooring, part tiled walls, opaque UPVC double glazed window

### Exterior

To the rear of the property is a small forecourt and hard standing for a shed.

## Energy Performance Certificate

To view the full Energy Performance Certificate please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/9423-3015-0205-4372-8204>

EPC Grade E

## Agents Note

Please note that the neighbouring properties have a right of access to the rear.

## Additional Property Information.

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: `Super fibre broadband available (Highest available download speed 79-80 Mbps, Highest available upload speed 19-20 Mbps)

Mobile Signal/coverage: Likely with EE, Three, O2, Vodafone  
Council Tax: Durham County Council, Band: A Annual price: £1608.52 (Maximum 2024)

Energy Performance Certificate Grade E

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: Flood Zone One. Very low risk of flooding from rivers and the sea, high risk of surface water flooding

This property is in a conservation area designated in 1975

## 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.



GROUND FLOOR

1ST FLOOR



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 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.  
Made with Metropix ©2024



## Property Information

Durham County Council - Council Tax Band A  
Tenure - Freehold

01388 741174

5 South Street, Crook, DL15 8NE  
crook@venturepropertiesuk.com