



## Cemetery Road

Witton Le Wear DL14 0AR

Chain Free £185,000







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# Cemetery Road

Witton Le Wear DL14 0AR



- CHAIN FREE
- EPC Grade E
- End Terrace

- Three Bedrooms
- Village Location
- Modern Shaker Style Kitchen

- Refurbished Throughout
- Outside Space
- Modern Bathroom

Renovated in recent years throughout we are delighted to market this CHAIN FREE THREE BEDROOM end terraced home. With a lovely KITCHEN and BATHROOM. In brief the property comprises of: entrance, lounge having a multi burning stove, fitted kitchen/breakfast room. To the first floor are three bedrooms and a family bathroom. Externally is a pleasant front gravelled forecourt, whilst to the rear is an enclosed yard and to the side is a strip of land and outhouse. Cemetery Road is situated in the highly desirable location of Witton Le Wear which is rural yet conveniently placed for the commuter with good road links to Darlington, Bishop Auckland and the A1(M). Witton Le Wear is home to a Public House and schooling, only a short drive to nearby Villages which have amenities.

## Ground Floor

### Entrance Hallway

Accessed via UPVC door.

### Lounge

14'3" x 12'11" (4.350 x 3.951)

Located to the front elevation of the property central heating radiator and UPVC window, Multi Burning Stove. .

### Kitchen Diner

15'08" x 11'07" (4.78m x 3.53m )

Fitted grey shaker style kitchen fitted with base units and wood effect laminate work surfaces over. Integrated electric oven and hob, space for fridge freezer and plumbing for washing machine, central heating radiator.

Ample space for a dining table and access to a useful pantry storage cupboard.

## First Floor

### Landing

Stairs rise from the entrance hall having central heating radiator and access to the loft.

### Bedroom One

14'08" x 10'01" (4.47m x 3.07m)

Located to the front elevation of the property having central heating radiator UPVC window with views over the Village and countryside beyond.

### Bedroom Two

12'04" x 10'03" (3.76m x 3.12m)

Located to the rear elevation of the property having central heating radiator and UPVC window.

### Bedroom Three

7'04" x 8'05" max (2.24m x 2.57m max )

Located to the front elevation of the property with central heating radiator and UPVC window and double fitted wardrobe.

### Bathroom

Lovely bathroom suite comprising bath with electric shower over , WC and wash hand basin set in vanity unit. central heating radiator, wall mounted LPG boiler and obscured UPVC window and vinyl flooring.

### Externally

To the front of the property is an enclosed gravelled forecourt, to the rear a yard area with access to a bin store. To the side of the property an archway leads to the enclosed rear yard and above is laid to gravel.

### Agents Note

Please note the neighbouring property has a pedestrian right of access through the rear yard.

### Energy Performance Certificate

To view the full energy performance certificate please use the following link:

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0595-3006-2206-5279-7200>

EPC Grade E

### Other General Information

Tenure: Freehold

Gas and Electricity: LPG GAS BOTTLES

Sewerage and water: Mains

Broadband: Superfast Fibre Broadband download speed 66-80

Mbps Upload speed 19 - 20 Mbps

Mobile Signal/coverage: Likely

Council Tax: Durham County Council, Band: B Annual price:

£1891 (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: Very low risk of flooding

This property is in a conservation area designated in 1972

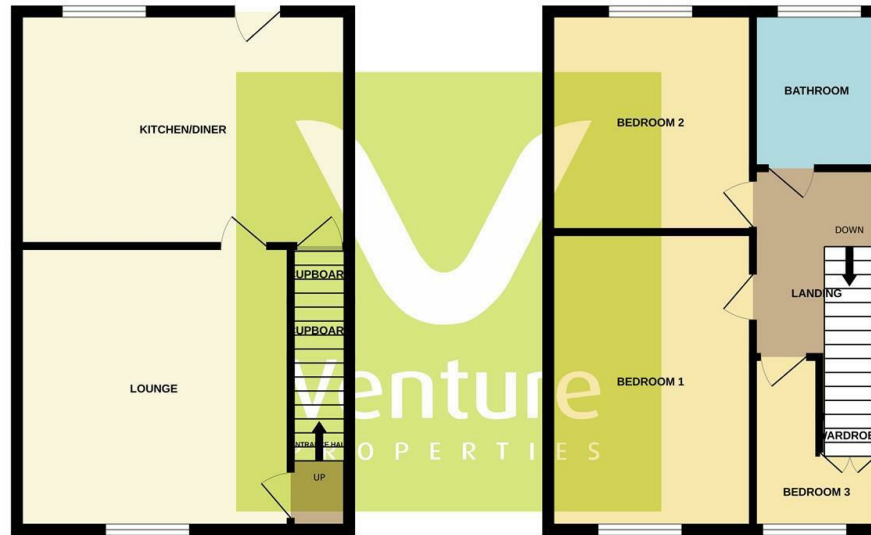
### Disclaimer

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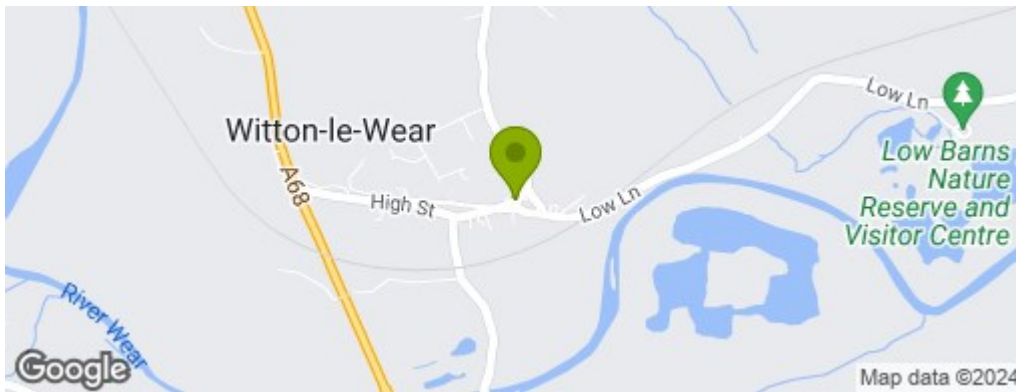


GROUND FLOOR

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.  
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## Property Information

Durham County Council - Council Tax Band B  
Tenure - Freehold

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