



Wolsingham Road

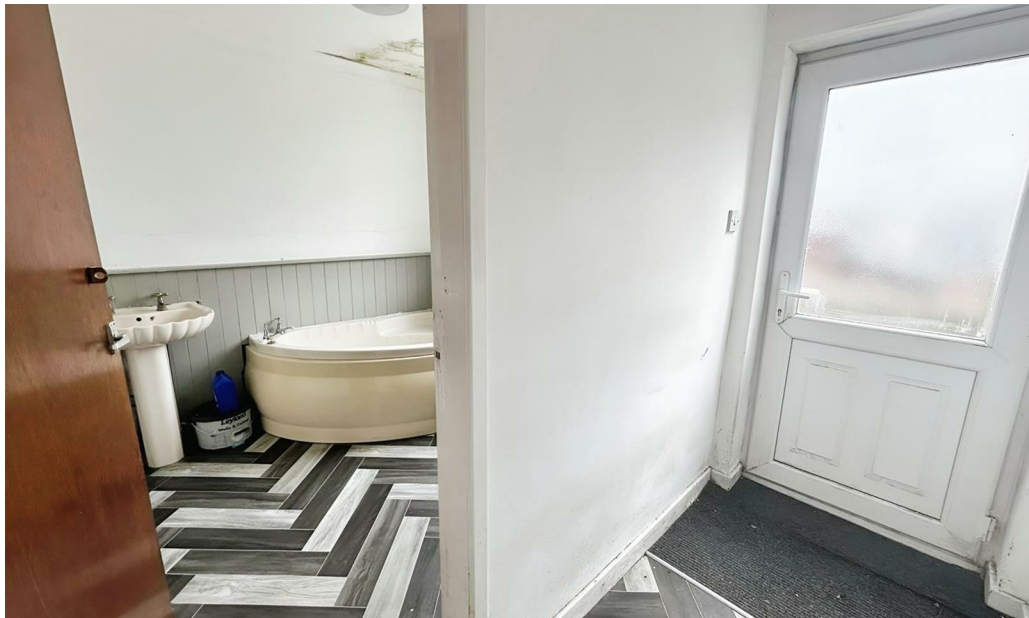
Tow Law DL13 4EB

Chain Free £55,860





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.



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Wolsingham Road

Tow Law DL13 4EB



- Spacious Two Bed Property
- EPC Grade D
- Potential Investment Opportunity

- Village Location
- Gas Central Heating
- Quirky Design

- Good Sized Lounge/Dining Room
- Close To Amenities
- Viewing Highly Recommended

Offered for sale chain free. In need of some modernisation - A quirky two bedroom terraced property located in Tow Law. Tow Law has a range of amenities, schooling and recreational facilities and is ideally placed for the commuter with good road links to Durham, A1(M) and the A68. The property in brief comprises of entrance, lounge and dining area, kitchen and ground floor bathroom with two bedrooms to the first floor. Externally there is an enclosed rear yard. This property could make a lovely family home.

Ground Floor

Entrance Porch

UPVC door, tiled floor, timber and glazed window, internal door to lounge.

Through Lounge Dining Room

22'10" x 14'6" (6.96 x 4.42)

Two UPVC double glazed window, laminate flooring, central heating radiator, tv point and telephone point.

Kitchen

17'1" x 8'4" (5.21 x 2.54)

UPVC double glazed window, vinyl flooring, wall and base units with laminate work surfaces over, integrated electric oven, electric hob and extractor hood over, stainless steel sink unit with mixer tap and plumbing and space for washing machine.

Rear Entrance

UPVC entrance door, vinyl flooring.

Bathroom/WC

Corner panelled bath, wash hand basin, wc, opaque UPVC double glazed window, central heating radiator, towel rail, vinyl flooring and walls wood panelled to half height.

First Floor

Landing

Stairs rise from the lounge area and provide access to the loft access.

Bedroom One

14'4" max x 12'9" (4.37 max x 3.89)

UPVC double glazed window, central heating radiator

Bedroom Two

12'7" x 9'11" x 6'11" (3.84 x 3.02 x 2.11)

UPVC double glazed window, central heating radiator, fitted wardrobes to one wall and one cupboard housing wall mounted gas boiler.

Exterior

Having an enclosed yard to the rear.

Energy Performance Certificate

To view the full energy performance certificate for this property please use the link below:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0320-2514-1010-2120-6061>

EPC Grade D

Additional Property Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Highest available download speed 60-80

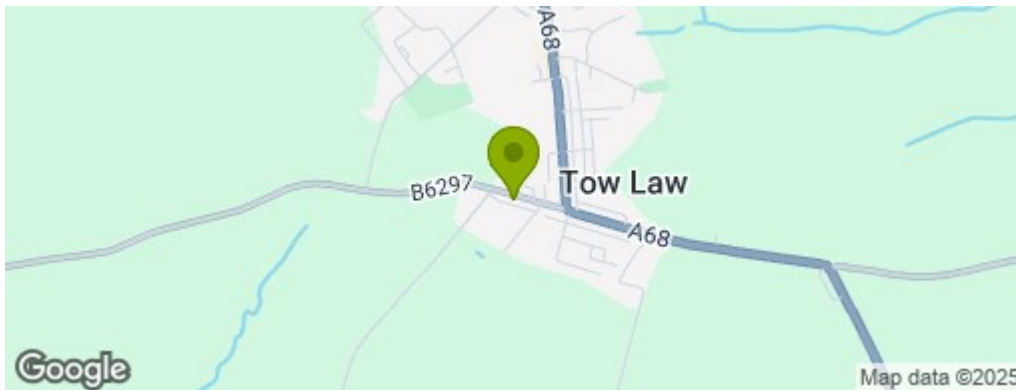
Mbps Highest available upload speed 16-20 Mbps
Mobile Signal/coverage: Limited with Three and 02 and likely with EE and Vodafone, we would recommend speaking with your provider regarding signal coverage
Council Tax: Durham County Council, Band: A. Annual price: £1682.44 (Maximum 2025)
This property has been vacant for a number of months, additional council tax charges may be payable upon completion.
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

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 herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are for information only and no guarantee as to their operability or efficiency can be given. Made with iHouzz C2024



Property Information

Durham County Council - Council Tax band A
Tenure - Freehold

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