



Cooperative Terrace

Wolsingham DL13 3ER

Offers Over £200,000





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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Cooperative Terrace

Wolsingham DL13 3ER



- CHAIN FREE
- EPC Grade G
- First Floor Bathroom

- Four Bedrooms
- Rear Yard
- Close To Local Amenities

- Terraced
- Two Reception Rooms
- Must See

Welcome to Cooperative Terrace, Wolsingham a charming location for this delightful four bedroom terraced house. This property boasts two reception rooms, offering ample space for entertaining or relaxation. With a generous four bedrooms, there is plenty of room for a growing family or guests.

Situated just a stone's throw away from the village centre, this house is not only conveniently located but also offers a peaceful retreat from the hustle and bustle of everyday life. The local amenities are within easy reach, making daily errands a breeze.

The spacious and flexible accommodation of this terraced house provides endless possibilities for creating your dream home. Whether you envision cosy FAMILY gatherings in the reception rooms or peaceful nights in the well-appointed bedrooms, this property is sure to cater to your needs.

Don't miss out on the opportunity to make this house your ideal family home. Contact us today to arrange a viewing and take the first step towards owning a property that combines comfort, convenience, and character in one perfect package.

Ground Floor

Entrance

Accessed via a UPVC entrance door, stairs rise to the first floor and modern wall panelling to half height.

Lounge

Located to the front elevation of the property having UPVC window and central heating radiator, alcove shelving and storage cupboard.

Dining Room

Having UPVC window and central heating radiator.

Kitchen

Fitted with white base and wall units with laminate work surfaces over and tiled splash backs, UPVC window and door to the rear yard, stainless steel sink unit, integrated electric oven and hob with extraction fan over with ample space for free standing appliances and small dining table if required.

First Floor

Landing

Stairs rise from the entrance hall and provide access to the first floor accommodation, UPVC window.

Bedroom One

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

Bedroom Two

Located to the rear elevation of the property having UPVC window and central heating radiator. Access to a storage cupboard which houses the gas central heating boiler.

Bedroom Three

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

Bedroom Four

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

Bathroom

Fitted with a three piece suite comprising bath with shower over and glass screen, WC, wash hand basin set on a vanity storage cabinet, obscured UPVC window, extraction fan and chrome heated towel rail.

Exterior

To the rear of the property is an enclosed yard, to the side is an archway which allows shared access to the lane at the rear and wraps round to a lawned area beyond the enclosed yard which is also on the deeds of this property.

It is our understanding that there is a pedestrian right of access over the lawned area beyond the enclosed yard, we would recommend you speak to your legal representative in this regard for further clarification.

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/8470-7421-1910-2697-9202>

EPC Grade G

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 you speak with your provider regarding signal coverage.

Council Tax: Durham County Council, Band: B. Annual price: £1,826.95 (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 G

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 & Designated date: Wolsingham 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.
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Property Information

Durham County Council - Council Tax Band G
Tenure - Freehold

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