



**Lydgate Square**

Wolsingham DL13 3LG

**Chain Free £240,000**







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# Lydgate Square

Wolsingham DL13 3LG



- Three bedroom Semi Detached
- EPC Grade C
- First Floor Shower Room

- Large Corner Plot
- Village Location
- Gas Central Heating

- Garage & Gardens
- CHAIN FREE
- View Today !!!

Nestled in the village of Wolsingham, this good sized three-bedroom semi-detached house on Lydgate Square is a perfect family abode. Boasting two reception rooms, a spacious lounge, and a well-equipped kitchen, this property offers ample space for comfortable living.

One of the highlights of this lovely home is its generous corner plot, featuring a large garden where children can play freely and adults can relax in the tranquillity of nature. With a driveway and garage, parking will never be an issue for you and your guests.

The property's layout includes three cosy bedrooms, providing privacy and personal space for the whole family. Additionally, a convenient shower room adds a modern touch to this traditional home.

Situated in a sought-after location, this house offers easy access to local primary and secondary schools, making it an ideal choice for families with children. Furthermore, being chain-free, the process of making this house your home is made even smoother.

Don't (do not) miss out on the opportunity to own this wonderful family home in the heart of Wolsingham call Venture today 01388 741174

## GROUND FLOOR

### Entrance Hallway

With uPVC double glazed entrance door, stairs rising to first floor and central heating radiator.

### Lounge

15'5" x 12'2" (4.711 x 3.727)

Having feature fireplace with gas fire, central heating radiator and uPVC double glazed window to front.

### Kitchen

11'2" x 6'10" (3.425 x 2.097)

Fitted with a good range of wall and base units with contrasting work surfaces over,

white double sink unit with mixer tap, integrated electric oven and hob, plumbing for washing machine (the seller has advised they are leaving the washing machine) space for fridge freezer, tiled flooring and uPVC double glazed window to rear,

### Rear Hallway

Having uPVC double glazed window to rear.

### Rear Porch

With uPVC double glazed rear entrance door.

## FIRST FLOOR

### Landing

With loft hatch having drop ladder.

### Bedroom One

11'6" x 10'10" (3.517 x 3.323)

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

### Bedroom Two

11'0" x 9'0" (3.354 x 2.744)

Having central heating radiator and uPVC double glazed window to rear.

### Bedroom Three

8'1" x 7'8" (2.484 x 2.337)

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

### Bathroom

Fitted with a corner shower cubicle having mains shower, wc, wash hand basin and chrome heated towel rail.

### Externally

Externally to the front is a driveway with gated access allowing for off road parking leading to a single garage.

To the rear of the property is an excellent sized corner garden having two lawns with planted borders and shrubs, there is a green house to the top of the garden and outside wooded summerhouse.

## Garage

17'7" x 13'3" (5.366 x 4.044)

A large garage/Workshop housing the gas boiler.

## Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/0034-7323-9400-0475-0226?print=true>

Grade C

## Agents Other Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast broadband available. Highest download speed - 75-80 Mbps

Highest upload speed - 19 - 20 Mbps

Mobile Signal/coverage: Coverage likely with Three and O2.

Council Tax: Durham County Council, Band: B Annual price: £18911 (Maximum 2024)

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

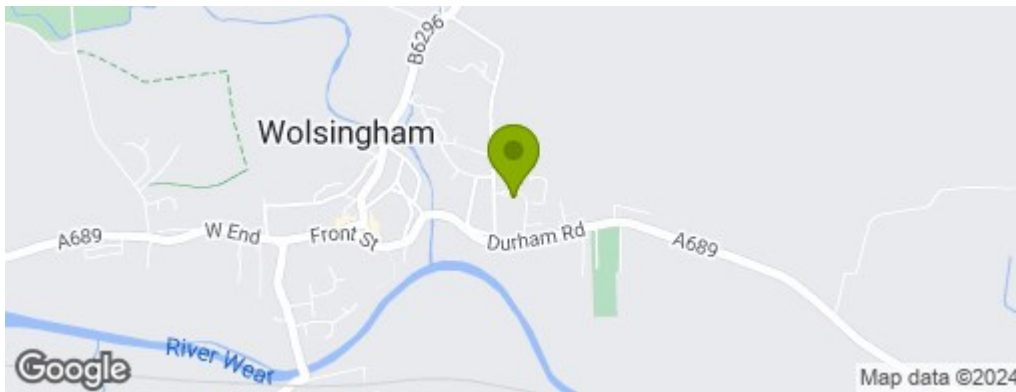
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GROUND FLOOR

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 C  
Tenure - Freehold

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