



## Alpine Way

Tow Law DL13 4DS

Offers Over £50,000





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# Alpine Way

## Tow Law DL13 4DS



- Chain Free
- EPC Grade D
- Walking Distance to Village Amenities

- Two Double Bedrooms
- Lots of Potential
- Large Open Plan Living and Dining Room

- In Need Of Some Modernisation
- Potential Buy to Let Investment with Updating
- Spacious Throughout

Available for sale with no chain involved, early viewing of this spacious mid terraced home with two generous double bedrooms, is highly recommended. In need of some modernisation, the property offers lots of potential and is an ideal investment opportunity.

Enjoying a pleasant outlook to the front, the floor plan comprises of a welcoming entrance hall, open plan living and dining room and kitchen. To the first floor there are two double bedrooms, bathroom and separate WC. Externally there is an open plan garden to the front and an enclosed garden to the rear.

### GROUND FLOOR

#### Entrance Hall

8'6" x 8'3" (2.61 x 2.53)

Welcoming entrance hallway with stairs leading to the first floor and radiator.

#### Open Plan Living and Dining Room

20'11" x 10'11" (6.39 x 3.33)

Spacious open plan living and dining room with UPVC double glazed windows to the front and rear and two radiators.

#### Kitchen

12'4" x 7'11" (3.76 x 2.43)

Fitted with a range of units having contrasting worktops incorporating a stainless steel sink and drainer unit, cooker space, plumbing for a washing machine, fridge/freezer space, radiator, understairs cupboard, window and door to the rear garden.

### FIRST FLOOR

#### Landing

With a storage cupboard and access to the loft.

#### Bedroom One

16'6" x 8'11" (5.04 x 2.73)

Generous double bedroom with a UPVC double glazed window to the front, radiator and large cupboard also housing the combi gas central heating boiler.

#### Bedroom Two

11'7" x 11'6" (3.54 x 3.53)

Further double bedroom with a UPVC double glazed window to the rear and radiator.

#### Bathroom

Comprising of a panelled bath, wash basin, tiled splashbacks and UPVC double opaque window to the rear.

#### WC

With WC and UPVC double glazed opaque window to the rear.

#### EXTERNAL

The property enjoys a pleasant outlook to the front with an open plan garden, whilst to the rear is a fence enclosed, lawned garden with built in storage shed.

#### Energy Performance Certificate

To view the Energy Performance Certificate for this property, please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/7704-3041-1208-9314-4204>

EPC Grade D

#### Other General Information

Tenure: Freehold

Gas and Electricity: Mains (Smart Meters)

Sewerage and water: Mains

Broadband: Superfast Available Highest available download speed 80 Mbps Highest available upload speed 20 Mbps

Mobile Signal/coverage: Likely to be good with EE and O2. We recommend you contact your service provider to confirm coverage.

Council Tax: Durham County Council, Band: A Annual price: £1,605.44 (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 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 or the sea

#### Disclaimer

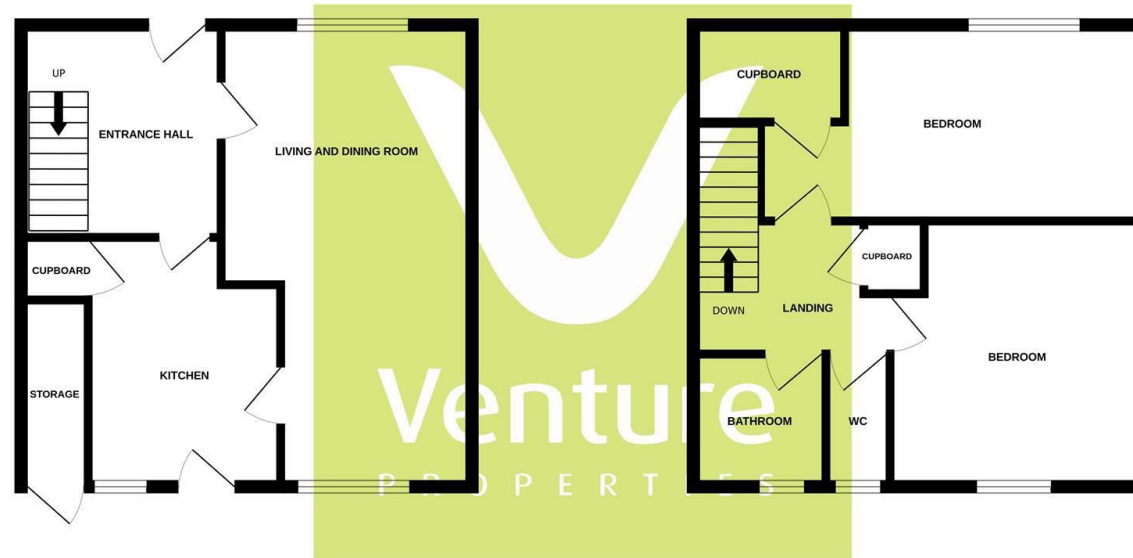
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#### Agents Note

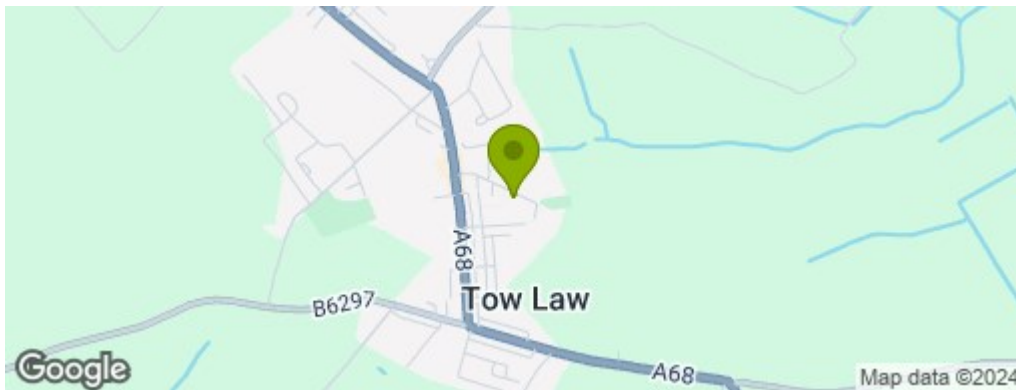
We understand there is a service charge in respect of the maintenance of the grounds within the estate paid quarterly of approximately £58.00 per annum. Solicitors will confirm as part of the conveyancing process.

GROUND FLOOR

FIRST 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

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