



Lydgate View

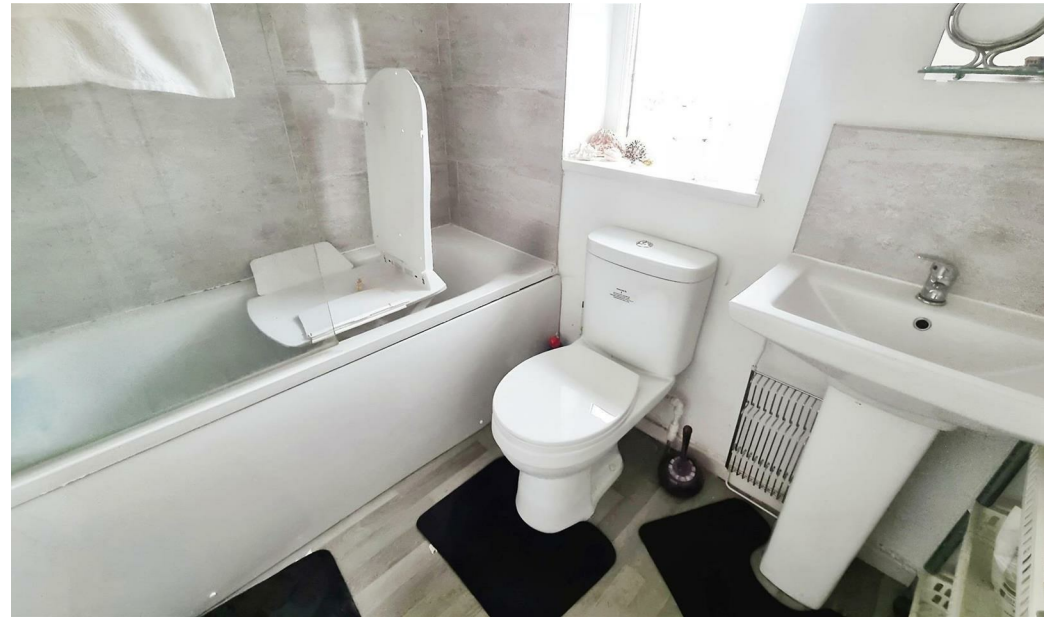
Wolsingham DL13 3LH

Chain Free £180,000





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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Lydgate View

Wolsingham DL13 3LH



- Ideal First Home
- EPC Grade E
- Gas Central Heating

- Three Bedroom End Terrace
- Enclosed Gardens
- Single Glazed

- Two Reception Rooms
- Garage
- Village Location

We are delighted to offer for a sale a great opportunity to purchase a three bedroom FAMILY HOME with GARDENS and GARAGING situated within the sought after location of Wolsingham. Wolsingham is a highly DESIRABLE Village which offers a range of amenities, recreational and educational facilities and ideally placed for the commuter with good road links to Durham, Darlington and the A1(M).

The property is ripe for modernisation and ideal to create your perfect family home. In brief comprising of a entrance porch, ground floor WC/shower Room, dining kitchen, lounge and conservatory to the ground floor, whilst to the first floor there are THREE BEDROOMS plus family bathroom. Externally there are gardens to three sides and garaging. Please call the office today to arrange a viewing - one not to be missed.

Ground Floor

Porch

7'05" x 10'05" (2.26m x 3.18m)

Accessed via a wooden door leading into a good size porch area with access into the hallway and a door to the ground floor WC. Central heating radiator.

WC/Shower Room

Fitted with WC, wooden single glazed obscured window and separate shower cubicle with electric shower.

Hallway

Access to an under stair storage cupboard and doors at either hand leading to the dining kitchen and lounge.

Breakfast Kitchen

16'08" x 10'04" (5.08m x 3.15m)

Again, another good space having wooden single glazed window into the porch and wooden double opening doors into the conservatory. The kitchen area is fitted with white base and some wall units with laminate work surfaces over. Stainless steel sink unit and space and plumbing for free standing appliances. There is ample space for a family dining table and chairs. One central heating radiator.

Conservatory

10'03" x 8'10" (3.12m x 2.69m)

With UPVC windows to three sides allowing views over the enclosed rear garden. Central heating radiator.

Lounge

16'05" x 9'11" (5.00m x 3.02m)

A spacious room having a dual aspect with two wooden single glazed windows, two central heating radiators and gas wall mounted fire.

Inner Hallway

A door leads to the rear of the property and stairs rise to the first floor.

First Floor

Landing

Stairs rise from the inner hallway, central heating radiator, single glazed wooden window and access to the first floor living accommodation.

Bedroom One

10'02" x 10'08" (3.10m x 3.25m)

Located to the rear elevation of the property having wooden single glazed window with views over the nursery, fields and rooftops beyond.

Built in wardrobe with sliding doors and access to an over stair storage cupboard housing the water tank. Central heating radiator and loft access.

Bedroom Two

10'05" x 6'08" (3.18m x 2.03m)

Also located to the rear elevation of the property, again with a single glazed wooden window and central heating radiator.

Bedroom Three

7'04" x 9'04" (2.24m x 2.84m)

Located to the front elevation of the property having single glazed wooden window and central heating radiator.

Bathroom/WC

Fitted with three piece white suite comprising bath, WC and wash hand basin, single glazed obscured wooden window and central heating radiator.

Garage/Workshop

16' 8 x 15'10 (4.88m 2.44m x 4.57m3.05m)

Having up and over door plus personnel door, power and lighting. Ample space for one vehicle plus additional storage or a workshop area if required.

Externally

A wrought iron gate provides access to the front of the property, additional gated access in front of the porch allows access to the garage and rear garden.

To the side of the property is a raised patio seating area and to the rear an area laid to lawn with raised flower and shrub borders.

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/7239-8127-6000-0954-4206>

EPC Grade E

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

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 02, we recommend you contact your provider to confirm coverage

Council Tax: Durham County Council, Band: A Annual price: £ 1,565.96 (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: 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.

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 A
Tenure - Freehold

01388 741174

5 South Street, Crook, DL15 8NE
crook@venturepropertiesuk.com