



VENTURE
PLATINUM

Hallsfield | Wolsingham
Chain Free £175,000





Chain Free! Welcome to this charming terraced house located in the picturesque village of Wolsingham, Weardale. This property boasts three bedrooms, perfect for a growing family or those in need of extra space.

As you step inside, you'll be greeted by a cosy lounge, ideal for relaxing after a long day. The newly fitted kitchen and utility room are a chef's dream, offering ample space to prepare delicious meals and store all your kitchen essentials.

The first floor bathroom provides convenience and comfort, ensuring that your morning routine runs smoothly.

What sets this property apart is that it is chain-free and has been fully renovated throughout, saving you the time and effort of any immediate renovations.

Don't miss out on the opportunity to make this lovely house your home in the heart of Weardale. Contact us today to arrange a viewing and take the first step towards owning this delightful property.

Ground Floor

Entrance

With uPVC double glazed front door and stairs to first floor.

Lounge 4.566 x 3.738 (14'11" x 12'3")

Central heating radiator and uPVC double glazed window to front.



Kitchen Diner 4.220 x 3.939 (13'10" x 12'11")

Fitted with a new kitchen comprising of wall and base units having contrasting work surfaces over, stainless steel sink unit with mixer tap, integrated electric oven and electric hob with extraction chimney over, wall mounted concealed boiler and space for fridge freezer and space for dining table.

Utility

Base units with stainless steel sink unit, plumbing for washing machine and uPVC double glazed window to rear and door.

First Floor

Landing

Stairs rise from the lounge and provide access to the first floor accommodation, a useful storage shelving cupboard with ceiling spot lights.

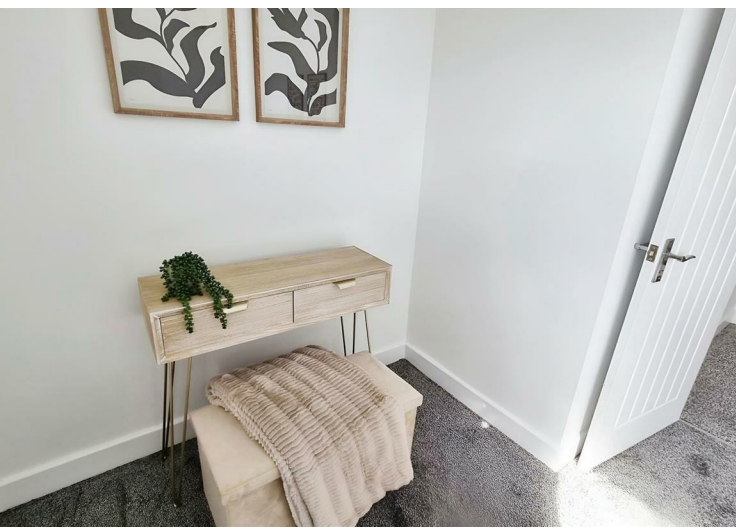
Bedroom One 4.880 x 2.809 (16'0" x 9'2")

Central heating radiator and uPVC double glazed window to front.

Bathroom/WC

Fitted paneled bath, wc, wash hand basin extraction fan and chrome heated towel rail.





Bedroom Two 3.025 x 2.305 (9'11" x 7'6")
With central heating radiator and uPVC double glazed window to rear.

Bedroom Three 3.025 x 1.553 (9'11" x 5'1")
With central heating radiator and uPVC double glazed window to rear.

Exterior

To the front of the property a shared pathway which allows access to the property. There is also a block paved area to the front which the sellers currently use for parking. Whilst to the rear is a small yard area.

Agents Note

Please note this property has a right of access at the rear over the neighbouring properties land however there is no parking at 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/4120-0011-0778-4106-1453>

EPC Grade C

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

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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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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