



Dans Castle

Tow Law DL13 4BE

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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- Impressive Four Bedroom Link Detached Property
- EPC Grade E
- Solid Fuel Heating

- Three Reception Rooms
- Two Garages
- Versatile and Flexible Living Accommodation

- Enclosed Garden and Summerhouse
- UPVC Double Glazed
- Close to Local Amenities

Nestled in Dans Castle, Tow Law, this deceptively spacious link detached house is a true gem waiting to be discovered. Boasting four bedrooms and three reception rooms, this property offers ample space for a growing family to thrive.

The property features one bathroom, ensuring convenience for all residents. The enclosed rear garden provides a private outdoor space perfect for relaxing or entertaining guests. Additionally, the garaging offers secure parking and storage solutions.

With UPVC double glazed windows and solid fuel central heating, this home is not only cozy but also energy-efficient. Imagine coming back to this warm and inviting abode after a long day - truly a comforting thought.

If you are looking for a property that combines space, comfort, and functionality, this house is the perfect fit for you. Don't miss out on the opportunity to make this house your home sweet home in the heart of Tow Law.

Ground Floor

Entrance

Accessed via a UPVC entrance door.

Dining Room

14'11" x 17'5" (4.563 x 5.333)

Located to the front elevation of the property having UPVC window, stairs to the first floor, opening into the breakfast kitchen, central heating radiator and decorative fire surround.

Games Room/Third Reception Room

14'11" x 14'3" (4.547 x 4.366)

Also located to the front elevation of the property having UPVC window, central heating radiator and double opening doors lead into the lounge. Stone effect decorative fire place and hearth.

Breakfast Kitchen

15'11" x 16'6" (4.865 x 5.035)

Fitted with an extensive range of white base and wall units with laminate work surfaces over, one and half bowl stainless steel sink unit and integrated freezer. There is ample space and plumbing for free standing appliances. Central island breakfast bar seating and additional storage, an inglenook housing a multi fuel stove and a UPVC door and window to the rear.

Lounge

14'2" x 16'9" (4.321 x 5.117)

The lounge is located to the rear elevation of the property having UPVC window, central heating radiator and double opening doors lead into the games room.

First Floor

Landing

Access to the first floor living accommodation and the loft. Please note the boiler can be located in the loft.

Bedroom One

15'1" x 16'2" (4.619 x 4.948)

Located to the front elevation of the property having fitted wardrobe to one wall with over bed storage, central heating radiator and UPVC window.

Bedroom Two

14'4" x 15'10" (4.379 x 4.849)

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

Bedroom Three

15'10" x 11'1" (4.831 x 3.389)

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

Bedroom Four

15'1" x 9'11" (4.603 x 3.032)

Located to the front elevation of the property having UPVC window and central heating radiator. There is also access to a useful storage cupboard.

Bathroom/WC

Comprising a four piece suite including bath, double shower cubicle with electric shower, wash hand basin set on a vanity storage cabinet, WC, central heating radiator, wall cladding for easy low maintenance, extraction fan and obscured UPVC window.

Exterior

To the rear of the property is a garden laid with artificial grass, a section for bin and coal storage and gated access to the lane at the rear.

Summer House and Hot Tub

In the rear garden there is a summer house housing a hot tub with power and lighting. This will be included as part of the sale.

Garaging

There are two garages one has been used to store a vehicle and the other which is attached to the house has been used as storage by the current vendors.

Agents Note

Please note that some items in the property are available by separate negotiation.

Agents Note

The heating is solid fuel run off the multifuel stove in the breakfast kitchen, The shower is electric other than that there is no hot water if the multifuel stove isn't on. It is our understanding that there is a gas connection to the property should you wish to change the heating system.

Additional Property Information

Tenure: Freehold

Gas: Solid fuel

Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast Highest available download speed 51 Mbps Highest available upload speed 8 Mbps

Mobile Signal/coverage: Likely with EE and O2

Council Tax: Durham County Council, Band: B Annual price: £1,873.01 (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: very low risk of surface water flooding, very low risk of flooding from rivers and the sea

Disclaimer

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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/0353-3039-2203-9414-7204>

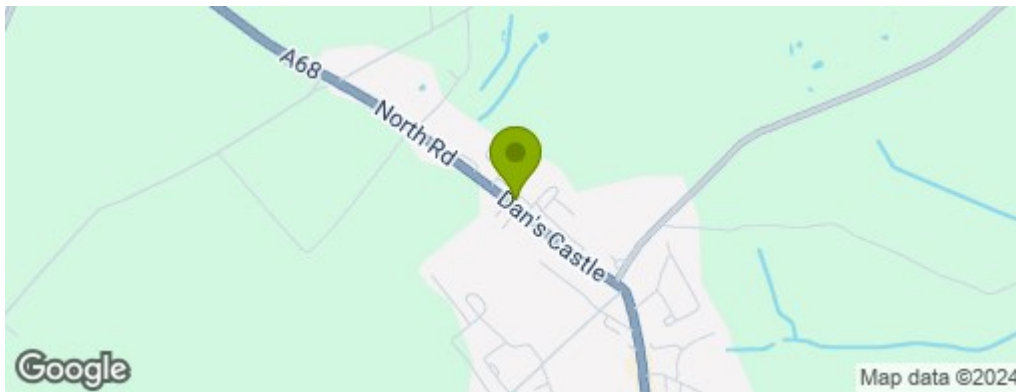
EPC Grade E

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 B
Tenure - Freehold

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