



**St. Albans Street**

Tow Law DL13 4DY

**Offers Over £55,000**







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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# St. Albans Street

Tow Law DL13 4DY



- CHAIN FREE
- EPC Grade D
- Rear Yard

- Two Bedrooms
- Ground Floor Shower Room
- Close to Local Amenities

- Lounge
- Gas Central Heating
- Village Location

Chain Free - Welcome to this charming terraced house located on St. Albans Street in Tow Law. This delightful property boasts a cosy reception room, perfect for relaxing or entertaining guests. With two bedrooms, there is ample space for a small family.

The ground floor shower room adds convenience to this lovely home, ensuring that your daily routine is made easier. The rear yard provides a private outdoor space where you can enjoy a morning coffee or unwind after a long day.

Located in the heart of Tow Law, this home is surrounded by local amenities, schools, and parks, making it an ideal choice for those looking for a peaceful yet convenient lifestyle.

Don't miss out on the opportunity to own this wonderful terraced house in a desirable location. Book a viewing today and envision the potential this property holds for you and your loved ones.

## Ground Floor

### Entrance

Accessed via UPVC entrance door stairs rise to the first floor and opening into the lounge.

### Lounge

15'0" x 18'5" (4.592 x 5.623)

Located to the front elevation of the property having decorative fire and surround, access to an under stair cupboard, central heating radiator, UPVC window and opening into the kitchen.

### Kitchen

10'4" x 8'1" (3.174 x 2.474)

Fitted with base and wall units with laminate work surfaces over,

electric oven, gas hob and extraction fan over with space for free standing appliances. Sink unit with UPVC window above and door to the rear yard.

### Shower Room/WC (Previously a bathroom)

Fitted with walk in shower cubicle with electric shower over, Clos Mat toilet, wash hand basin, obscured UPVC window and central heating radiator. Previously been a bathroom however was changed into a shower room to meet the needs of the current vendor.

## First Floor

### Landing

Stairs rise from the entrance hall and provide access to the first floor accommodation and the loft.

### Bedroom One

15'5" x 15'2" (4.704 x 4.639)

Located to the front elevation of the property having UPVC window and central heating radiator. Access to a useful over stair storage cupboard with lighting.

### Bedroom Two

8'1" x 16'4" (2.481 x 4.990)

Located to the rear elevation of the property having UPVC window and central heating radiator. Access to a useful storage cupboard housing the gas central heating boiler.

### Exterior

To the rear of the property is an enclosed yard with hard standing for a shed.

### Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast Highest available download speed 72 Mbps

Highest available upload speed 17 Mbps

Mobile Signal/coverage: Likely with EE, O2 and Vodafone

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 and flooding from the rivers and 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.

### 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/0573-3942-1200-3644-5204>

EPC Grade D



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

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