



VENTURE
PLATINUM

Angate Street | Wolsingham
£350,000



Nestled in the charming village of Wolsingham, this delightful mid-terrace house on Angate Street offers a perfect blend of modern living and traditional character. Spanning an impressive 1,335 square feet, this lovely family home features two spacious reception rooms, providing ample space for relaxation and entertaining.

The property boasts three well-proportioned bedrooms, ensuring comfort for the entire family. With two bathrooms, morning routines will be a breeze, accommodating the needs of busy households. The extensively fitted kitchen and dining room are a true highlight, designed for both functionality and style by the present owners, making it an ideal space for family meals and gatherings.

The stone-fronted exterior adds to the home's appeal, harmonising beautifully with the picturesque surroundings. The property also includes a garage which is located just cross the road, a valuable convenience in this quaint village setting.

Wolsingham is known for its stunning landscapes and community spirit, making it a wonderful place to call home. This property is not just a house; it is a place where memories can be made. Whether you are looking for a family home or a peaceful retreat, this residence offers a unique opportunity to enjoy village life at its finest. Do not miss the chance to view this exceptional property.

Ground Floor

Entrance Porch

Front entrance door and tiled floor.

Lounge 6.38m x 5.61m max (20'11" x 18'05" max)

Located to the front of the property with feature fireplace and inset multi fuel stove, timber exposed floor boards, two timber double glazed windows and central heating radiator, double central heating radiator, spot lighting, wall light points. Open plan staircase to the first floor.

Open Plan Kitchen and Dining Room 2.95m x 5.16m plus 2.64m x 2.49m (9'08" x 16'11" plus 8'08" x 8'02")

With feature Inglenook fireplace, exposed floor boards, timber double glazed window, central heating radiator, picture rail. The Kitchen has extensively and recently been refitted with a lovely range of wall and base units, onyx working surfaces over, inset one and a half bowl Butler sink unit, mixer taps over, a range of integral appliances including induction hob, electric oven, extractor fan over, fridge and freezer, double central heating radiator, plumbing and space for washing machine and dish washer. The UPVC double glazed window and rear entrance door have also recently been fitted.

Store/Study Area 1.19m x 3.25m (3'11" x 10'08")

Located off the kitchen, this space can be utilised however required.

First Floor

Landing

Stairs rise from the lounge, providing access to the first floor living accommodation. Also providing access to the loft.

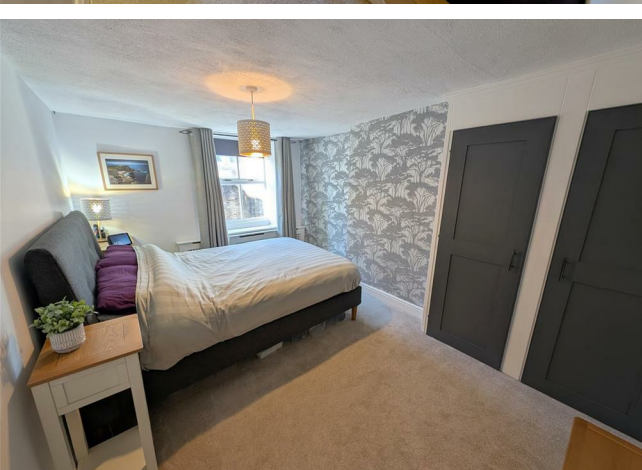
Bedroom One 3.18m x 3.99m (10'05" x 13'01")

Located to the front elevation of the property a good size double bedroom with wooden double glazed windows, triple fitted wardrobes and central heating radiator.

En Suite/WC

Recently refitted by the present owners including double shower cubicle with mains waterfall shower, tiling to half height, White high gloss vanity unit with wash hand basin and storage under. Decorative Wall mirror





Bedroom Two 4.62m x 3.07m (15'02" x 10'01")

Located also to the front elevation of the property having wooden double glazed window, fitted wardrobe and central heating radiator.

Bedroom Three 3.07m x 2.95m (10'01" x 9'08")

Located to the rear elevation of the property two steps down lead into the third bedroom, having wooden double glazed window with views over the enclosed rear garden, wall light points and central heating radiator.





Bathroom / WC

Extensively and recently refitted with a White suite including panelled bath in tiled surround, wash hand basin in vanity unit and storage below, walk in shower cubicle with mains waterfall shower, heated towel rail, concealed gas boiler, beamed and vaulted ceiling.

Garage 6.43m x 4.01m approximate (21'01" x 13'02" approximate)

Over the road from the property there is a garage which has up and over door.

Exterior

To the rear of the property is a substantial garden which is mainly laid to lawn but does have a patio seating area, raised flower and shrub borders and access to a stone outhouse.



Outhouse/Home Office

The stone house has could provide variety of uses such as storage, home office, study, play room all subject to the necessary consents. there is power and lighting to the property with the original cast iron fire.

Agents Note

Please note that the purchaser of this property will have a right of access over the neighbouring properties garden.

It is also our understanding that the opposite neighbour does have a right of access through the garden of 36 Angate Street to clean their window at the rear and for any property maintenance should it be needed.

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/8901-1384-1829-6726-4783>

EPC Grade E

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

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

Mobile Signal/coverage: Likely with Three and O2. We recommend you contact your service provider for further information.

Council Tax: Durham County Council, Band: C Annual price: £2,222.08 (Maximum 2025)

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.

Conservation Area: Wolsingham Designated 1975



Disclaimer

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36 Angate Street | Wolsingham



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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