



Meadow Court

Tow Law DL13 4BF

Chain Free £98,500





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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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- Two Bedroom Property
- EPC Grade C
- Off Road Parking

- CHAIN FREE
- Fitted Wardrobes in Bedroom One
- Rear Garden

- Nicely Decorated
- Ground Floor WC and First Floor Bathroom
- Ideal First Time Buyer Home

We are delighted to offer to the market this lovely two bedroom semi detached property located in a small cul-de-sac in Tow Law. Tow Law has a range of amenities, schooling and recreational facilities. This property is all in a neutral modern design. In brief comprising of entrance porch, lounge, WC, dining kitchen, to the first floor two bedrooms the master having fitted wardrobes and family bathroom. Externally benefitting from off road parking and garden to the rear.

Ground Floor

Entrance Porch

Access into a useful entrance porch having UPVC window and central heating radiator.

Lounge

12'0" x 14'0" (3.667 x 4.278)

Located to the front elevation of the property stairs rise to the first floor, central heating radiator and UPVC window. Ample space for living furniture as required.

Inner Hall

Accessed off the lounge and has opening into the kitchen with access to the ground floor WC and a useful storage cupboard.

Cloaks/WC

Fitted with WC, floating wash hand basin, central heating radiator and obscured UPVC window.

Dining Kitchen

12'0" x 9'9" (3.660 x 2.987)

The kitchen area is fitted with cream base and wall mounted storage units, dark walnut wood effect work surfaces and tiled splash backs, stainless steel sink unit with UPVC window above, electric oven and gas hob with extraction fan over with ample space and plumbing for free standing appliances as required. The dining area of the room has a central heating radiator and double opening UPVC patio doors to the rear garden with space for a family dining table. The gas central heating boiler can also be found in this room.

First Floor

Landing

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

Bedroom One

11'4" x 10'0" (3.466 x 3.053)

Located to the front elevation of the property having a single and double fitted wardrobes, over stair bulk head storage, central heating radiator and UPVC window.

Bedroom Two

12'0" x 8'1" (3.679 x 2.465)

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

Bathroom/WC

Fitted with a three piece suite comprising a bath with electric shower over and folding glass screen, WC and wash hand basin, obscured UPVC window and central heating radiator with extraction fan.

Exterior

To the front of the property is a shared paved pathway that leads to the front door and to the rear of the property, an area of gravel and an off road parking space. Whilst to the rear of the property is a garden mainly laid to lawn bounded by fencing.

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/0320-2893-2080-2609-5815>

EPC Grade C

Other General Information

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 EE and O2. We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: A Annual price: £1,605.44 (Maximum 2024)

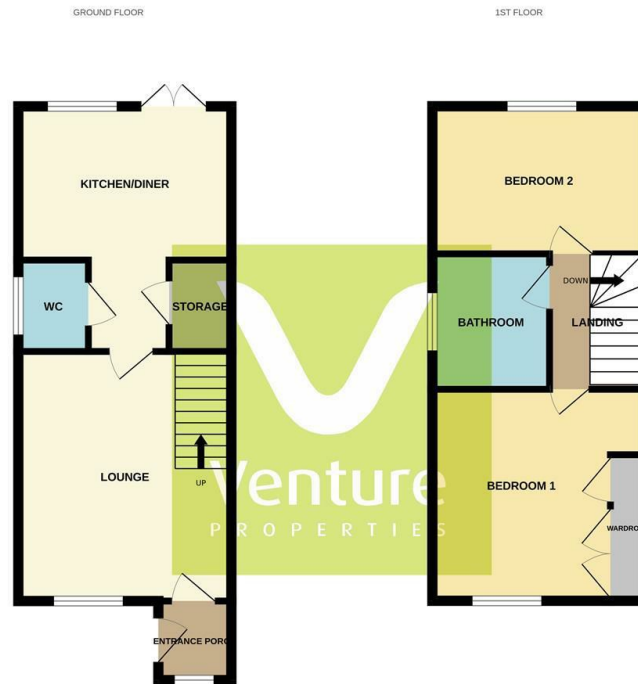
Energy Performance Certificate Grade C

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.

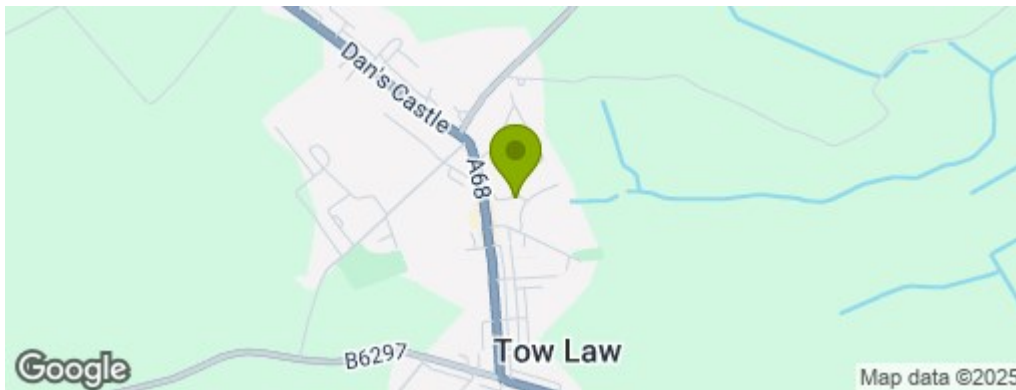
Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

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.



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The intended room and furniture should not be taken into account and no guarantee as to their quantity or efficiency can be given. Made with Metrepro (2023)



Property Information

Tenure- freehold

Durham County Council-Council Tax Band A

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