



Bridge Street

Tow Law DL13 4LD

£100,000





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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Bridge Street

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- Two Bedroom End Terraced with Study
- EPC Grade E
- Close To Local Amenities

- Two Reception Rooms
- Gas Central Heating
- Good Commuter Access

- Ground Floor Bathroom
- Extensive Gardens And Garage
- Must See

Nestled on Bridge Street in the charming town of Tow Law, Bishop Auckland, this delightful end terrace house presents an excellent opportunity for families and first-time buyers alike. With two bedrooms and Study, this property offers ample space for comfortable living.

Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The ground floor bathroom adds to the convenience of the layout, ensuring that daily routines are easily managed.

One of the standout features of this home is the extensive gardens, providing a wonderful outdoor space for children to play, gardening enthusiasts to flourish, or simply for enjoying the fresh air. Additionally, the property includes a garage, offering secure storage for vehicles or additional belongings.

Situated close to local amenities, residents will benefit from easy access to shops, schools, and other essential services, making this location both practical and appealing.

This end terrace house on Bridge Street is not just a property; it is a place where memories can be made. With its combination of space, convenience, and outdoor charm, it is a must-see for anyone looking to settle in this lovely area.

GROUND FLOOR

Entrance

Accessed via a UPVC entrance door into a small porch with cloaks hanging and a door leading into the lounge.

Lounge

13'6" x 14'11" (4.131 x 4.548)

A lovely focal point to the room is a stone slip fire place and hearth with shelving to either side, UPVC window to the front and central heating radiator. Double doors lead through to the dining room.

Dining Room

13'0" x 13'3" (3.975 x 4.057)

Located to the rear elevation of the property having UPVC window, central heating radiator x2 and stairs rise to the first floor.

Kitchen

14'5" x 4'9" (4.398 x 1.450)

A step down from the dining room leads into the kitchen which is fitted with white base and wall units, laminate work surfaces over m, stainless steel sink unit with UPVC window above and ample space for free standing appliances as required. Electric cover and hob, with stainless steel splash back and central heating radiator.

Rear Entrance

A UPVC door leads to the rear.

Bathroom/WC

Fitted with a three piece suite comprising bath with shower over and folding screen, useful shelf for toiletries, WC and wash hand basin. Obscured UPVC window, fully timed, central heating radiator and extraction fan.

FIRST FLOOR

Landing

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

Bedroom One

10'11" x 11'11" (3.330 x 3.652)

Located to the front elevation of the property having UPVC window, fitted wardrobes to one wall and matching dressing table with drawers plus central heating radiator.

Bedroom Two

7'11" x 10'3" (2.430 x 3.134)

Located to the rear elevation of the property having UPVC window and fitted wardrobes. Central heating radiator and additional cupboard housing the gas central heating boiler.

Office/ Study

7'0" x 6'3" (2.157 x 1.927)

Having UPVC window and fitted wardrobes to one wall. Central heating radiator.

Loft Space

17'3" x 11'5" (5.267 x 3.505)

Boarded for extra storage accessed via a pull down ladder.

Exterior

Immediately to the rear of the property is an enclosed yard with gated access to the lane. Over the lane is a further enclosed garden which is laid to lawn, patio seating, hard standing for a shed and vegetable plots.

Garage

Having up and over door.

Energy Performance Certificate

To view the Energy Performance Certificate for the property, please use the following link:-

<https://find-energy-certificate.service.gov.uk/energy-certificate/9135-4322-6400-0143-7222>

EPC Grade E

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

Council Tax: Durham County Council, Band: A Annual price: £1,682.44 (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.

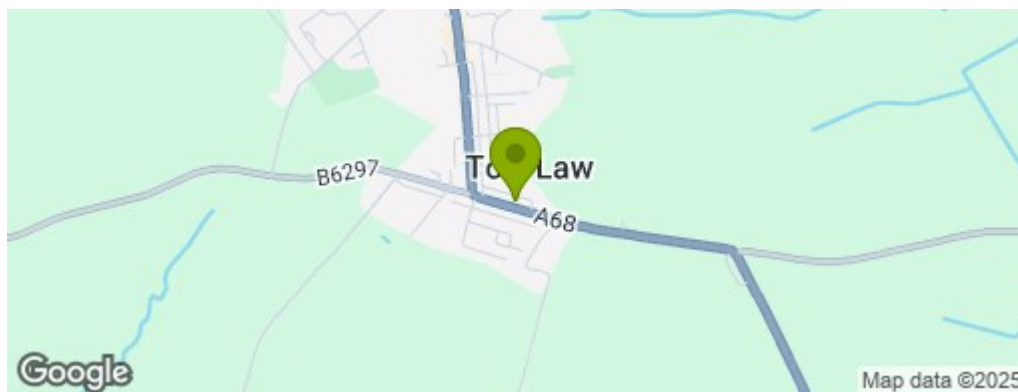
Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

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While 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 the proposed property 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.
Made with floorplan 12/25



Property Information

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