



**Post Office Street**

Witton Le Wear DL14 0AW

**£180,000**







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# Post Office Street

## Witton Le Wear DL14 0AW



- Stone Fronted Cottage
- EPC Grade E
- Dining Room With Stone Inglenook

- Land Included, Approximately 1.8 Acres
- Oil Fired Central Heating
- Cream Fitted Kitchen

- UPVC Double Glazed
- Lovely Courtyard Garden
- Great Village Location

Nestled in the charming village of Witton Le Wear, this delightful terraced house on Post Office Street presents an excellent opportunity for first-time buyers. With two well-proportioned bedrooms, this property offers a comfortable living space that is both inviting and practical.

Upon entering, you will find two spacious reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. The recently refitted kitchen is a standout feature, boasting modern amenities and a stylish design that will inspire your culinary adventures.

The beautiful village location enhances the appeal of this home, providing a serene environment while still being conveniently close to local amenities. Whether you are looking to enjoy leisurely walks in the countryside or the sense of community that village life offers, this property is ideally situated to meet your needs. Available with approximately 1.8 acres of land (we are waiting on exact calculation of the land measurements). The Land is located to the South side of Whitegate House, DL14 0BP.

This terraced house is not just a place to live; it is a wonderful opportunity to create lasting memories in a lovely setting. With its combination of space, modern features, and a picturesque location, this home is truly an ideal first home for those looking to settle in a welcoming community.

### Ground Floor

#### Entrance Porch

UPVC double glazed front entrance door

#### Lounge

15'11 x 12'08 (4.85m x 3.86m)

Timber mantle, stone hearth and electric style stove, UPVC double glazed window to the front elevation, tv point, double central heating radiator

#### Inner Hallway

Cloak hooks

#### Dining Room

12'07 x 13' (3.84m x 3.96m)

Feature stone Inglenook fireplace, UPVC double glazed French doors, tv point, double central heating radiator, open plan spindle staircase to the first floor. Ample space for a good sized dining table as required.

### Kitchen

12'01 x 5'08 (3.68m x 1.73m)

Extensively fitted with a range of Cream wall and base units, laminated working surfaces over, inset single bowl sink unit mixer taps, over, integral appliances including electric oven, electric hob and extractor hood over, dish washer, plumbing and space for washing machine, free standing oil fired boiler and wall shelves. Decorative wall radiator

### First Floor

#### Landing

Loft access and central heating radiator

#### Bedroom One

13'09 x 12'09 (4.19m x 3.89m)

UPVC double glazed window to the front elevation, tv point, central heating radiator with decorative cover, large storage cupboard

#### Bedroom Two

12'04 x 9'02 (3.76m x 2.79m)

UPVC double glazed window, tv point, fitted wardrobes to one wall, and central heating radiator

### Bathroom/wc

Fitted with a white suite including panelled bath with electric shower over, shower screen, wc, pedestal wash hand basin, chrome heated towel rail, opaque UPVC double glazed window and free standing cupboard

### Exterior

Immediately to the rear of the property there is a large enclosed paved courtyard and a useful bin storage area. There is a right of access for two other properties across the bottom of the yard area for bins etc.

### Land

Included in the sale of the property is approximately 1.8 of land/paddock (we are currently waiting on the exact amount of acreage to be calculated) . The land is located within walking distance of the home and its postcode is DL14 0BP - Land to The Southside of Whitegate House.

### 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/0320-2840-6470-2125-3801>

EPC Grade E

### Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast Broadband available. Highest available download speed 67 Mbps. Highest available upload speed 14 Mbps.

Mobile Signal/coverage: Likely with O2. We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: B Annual price: £1,916.21 (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: Medium risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Conservation Area: Witton Le Wear Designated 1972

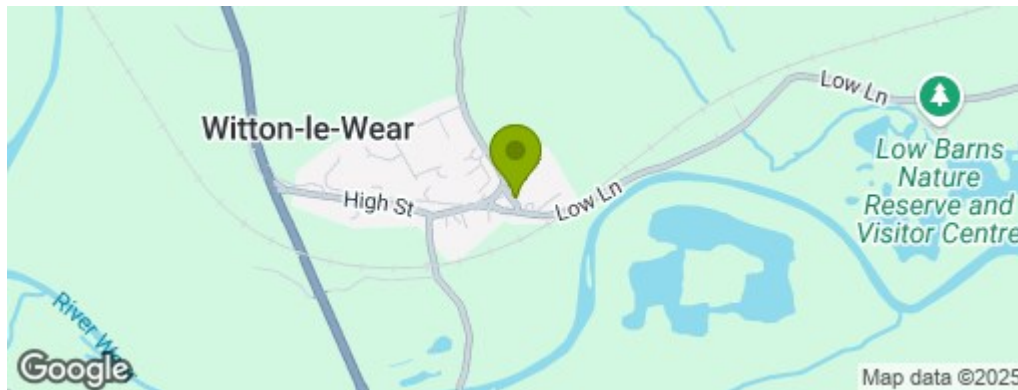
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## Property Information

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