



Silver Street

Wolsingham DL13 3EJ

Chain Free £165,000





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



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- Chain Free Sale
- EPC Grade C
- Gravelled Garden Area

- Two Bedroom Mid Terraced Cottage
- Open Plan Ground Floor
- Outhouses

- Charming Features
- Shower Room On First Floor
- Overlooking The Waskerley Beck

Sat in the picturesque village of Wolsingham, Bishop Auckland, this delightful two-bedroom terraced stone cottage on Silver Street offers a unique blend of charm and modern convenience. Built in 1800, the property boasts an array of enchanting features that reflect its rich history, making it a perfect retreat for those seeking a tranquil lifestyle or a lucrative investment opportunity.

As you enter the cottage, you are welcomed into a cosy lounge that exudes warmth and character, ideal for relaxing after a long day. The two well-proportioned bedrooms provide ample space for rest and relaxation, while the shower is conveniently located to serve both rooms. The cottage is currently operated as a holiday rental, showcasing its appeal to visitors seeking a charming getaway in the heart of the countryside.

The cottage garden is a delightful outdoor space, perfect for enjoying the fresh air or tending to your plants. Additionally, the property offers parking for one vehicle, ensuring convenience for residents and guests alike. Being chain-free, this cottage presents a seamless opportunity for prospective buyers to move in without delay.

Whether you are looking for a new home or an investment property, this charming cottage on Silver Street is sure to captivate your heart. With its idyllic setting and historical charm, it is a rare find in today's market. Don't miss the chance to make this enchanting cottage your own.

Ground Floor

Entrance

Lounge

15'0" x 13'6" (4.585 x 4.120)

Having a feature stone fireplace housing multi burning stove, beamed ceiling, laminate flooring, open staircase to first floor, central heating radiator and uPVC double glazed window to front.

Kitchen/Diner

14'4" x 11'7" (4.386 x 3.541)

Fitted with wall and base units with contrasting work surfaces over, stainless steel

sink, integrated electric oven and gas hob, dishwasher, integrated fridge freezer and dining table as required, wall mounted gas boiler and uPVC double glazed window to rear.

First Floor

Landing

Via open staircase and loft hatch.

Shower Room/WC

Fitted with a corner shower, wc, wash hand basin and central heating radiator.

Bedroom One

14'11" x 11'4" (4.547 x 3.474)

Having central heating radiator and uPVC double glazed window to front.

Bedroom Two

11'2" x 7'5" (3.421 x 2.286)

Having central heating radiator and uPVC double glazed window to rear.

Externally

Out to the front of this cottage and over the road is a charming gravel area with multiple lockable bike storage sheds, as well as a decking area overlooking the stunning Waskerley Beck river, a dreamy suntrap with a beautiful view.

Energy Performance Certificate

To view the full Energy Performance Certificate please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0429-3053-2201-1335-8204>

EPC Grade C

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast Highest available download speed 80 Mbps Highest available upload speed 20 Mbps
Mobile Signal/coverage: We recommend speaking to your service provider
Council Tax: Durham County Council, Band: A Annual price: £1,666.56 (Maximum 2025)

Energy Performance Certificate Grade C

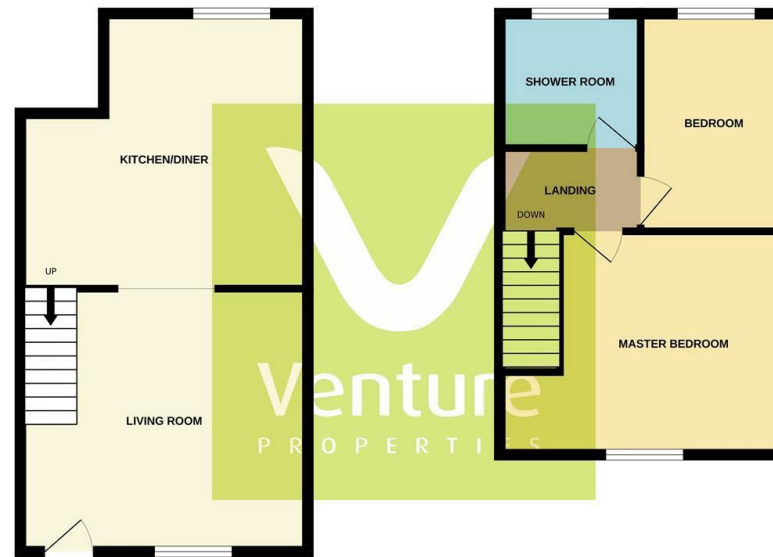
Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.
Flood Risk: Very low risk of flooding from the river and the sea, very low risk of surface water flooding.

Disclaimer

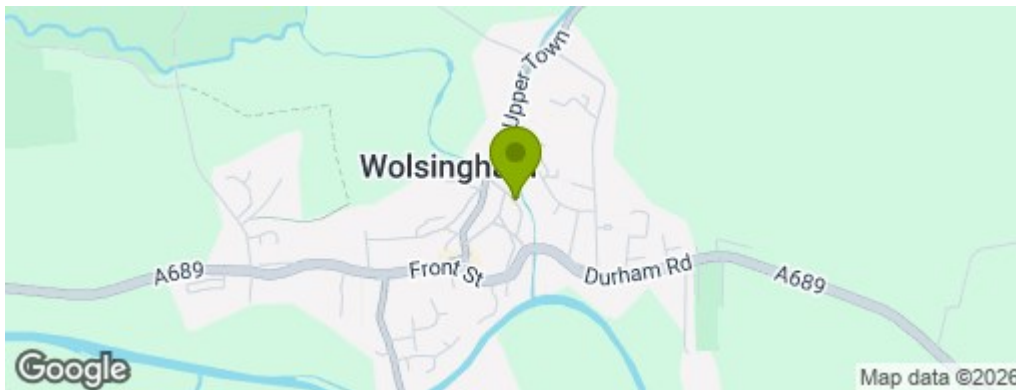
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GROUND FLOOR

1ST FLOOR



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 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

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