



**Campbell Street**

Tow Law DL13 4DX

**£104,950**



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# Campbell Street

## Tow Law DL13 4DX



- For Sale With Sitting Tenant
- EPC Grade D
- UPVC Double Glazed

- Spacious Two Bedroom End Terrace
- Large Attached Garage
- Potential To Make A Three Bedroom Property

- Gas Central Heating
- Enclosed Garden To Side
- Walking Distance To All Amenities

### For Sale with Sitting Tenant

Nestled on Campbell Street in the charming town of Tow Law, this substantial two-bedroom end terrace house presents an excellent opportunity for both investors and those seeking a comfortable home. The property boasts two inviting reception rooms, providing ample space for relaxation and entertaining.

The well-proportioned bedrooms offer a peaceful retreat, while the bathroom is conveniently located to serve the needs of the household. One of the standout features of this property is the large attached garage, which not only provides secure parking but also additional storage options, catering to a variety of lifestyle needs.

The good-sized garden attached to the property is perfect for outdoor activities, gardening, or simply enjoying the fresh air. This outdoor space enhances the overall appeal of the home, making it a delightful place to unwind.

Currently sold with a tenant in situ, this property offers promising investment potential, making it an attractive option for those looking to expand their property portfolio. With its blend of space, convenience, and investment opportunity, this end terrace house on Campbell Street is certainly worth considering for your next property venture.

### Ground Floor

#### Entrance Hallway

UPVC double glazed front entrance door, laminated floor, double central heating radiator, decorative arch and corbel, staircase to the first floor

#### Through Lounge and Dining Room

25'9" x 12'11" (7.869 x 3.940)

#### Lounge Section

UPVC double glazed window to the front elevation, double central heating radiator, fireplace with inset electric fire

### Dining Room Section

Timber mantle, inset multi fuel stove, slate hearth, double central heating radiator, laminated floor, UPVC double glazed window and timber and glazed door to storage cupboard

### Kitchen

19'6" x 8'6" narrowing to 5'10" (5.961 x 2.594 narrowing to 1.781)

Fitted with a range of wall and base units, laminated working surfaces over, inset one and a half bowl sink unit, mixer taps over, tiled splash backs, UPVC double glazed window, integral appliances including electric oven, gas hob and extractor hood over, plumbing and space for dish washer and washing machine, tiled floor, double central heating radiator, space for a dining table as required

### Inner Hallway

Tiled floor

### Bathroom/wc

Fitted with a white suite including panelled bath, hand shower over, shower screen, wc, pedestal wash hand basin, double central heating radiator, tiled floor, opaque UPVC double glazed window,

### First Floor

#### Landing

Spindle balustrade, central heating radiator and loft access

#### Bedroom One

18'1" x 11'1" (5.518 x 3.390)

UPVC double glazed window to the front and side elevation, laminated floor and double central heating radiator

#### Bedroom Two

14'5" x 10'10" (4.402 x 3.308)

UPVC double glazed window, laminated floor, central heating radiator and storage cupboard

### Exterior

Attached to the side of the property there is a timber garage which measures 4.412 x 16.145. There is also a good sized yard area, car parking area and enclosed lawned garden

### Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/9253-2852-6891-9495-9775>

EPC Grade D

### Additional Property Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast Available Highest available download speed 80 Mbps

Highest available upload speed 20 Mbps

Mobile Signal/coverage: Good with Vodaphone, 3, EE and O2

Council Tax: Durham County Council, Band: B Annual price: £1,962.84 (Maximum 2025)

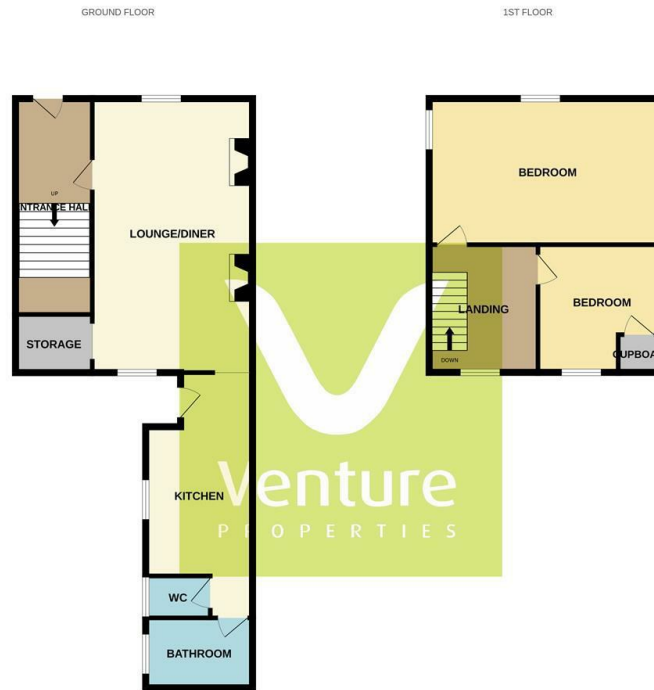
Energy Performance Certificate Grade D

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.

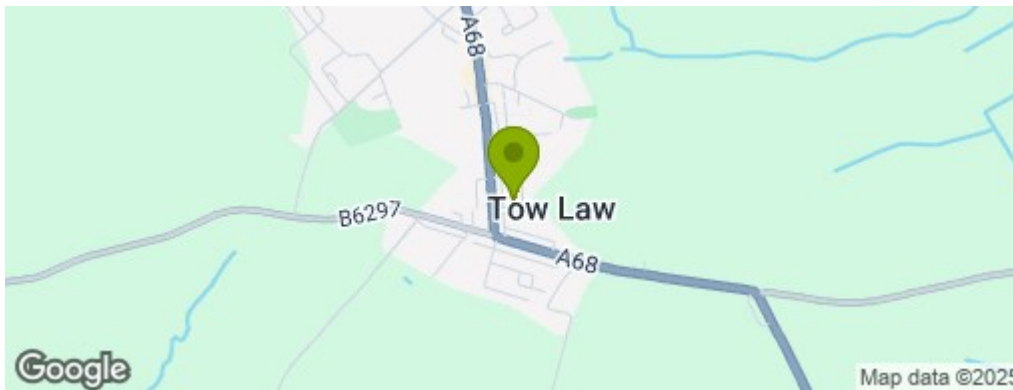
Flood Risk: Very low risk of surface water flooding, Very low risk of flooding from rivers and the sea

#### Disclaimer

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While every attempt has been made to ensure the accuracy of the floorplan contained 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 illustrative purposes only and should be used as a guide only for prospective purchasers. 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

01388 741174

5 South Street, Crook, DL15 8NE  
crook@venturepropertiesuk.com