



**Ironworks Road**

Tow Law DL13 4AJ

**Chain Free £110,000**







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# Ironworks Road

## Tow Law DL13 4AJ



- Two/Three Bedroom Mid Terraced
- EPC Grade TBC
- Wet Room/Shower Room

- Set Over Three Floors
- Lounge & Dining Room
- Rear Enclosed Yard

- CHAIN FREE
- Kitchen & Wc First Floor

Set across three spacious floors, this tidy three-storey terraced home in Tow Law, County Durham, presents an excellent opportunity for both families and investors. Thoughtfully arranged, the property opens with a versatile ground floor that can be used as either a comfortable bedroom or a lounge, offering fantastic flexibility.

The heart of the home is found on the second floor, where you'll discover a welcoming lounge and dedicated dining area, perfect for entertaining or relaxing. The adjoining kitchen is well-proportioned, and the floor also benefits from a separate WC and a modern wet room for added convenience.

Ascending to the top floor, two further generously-sized double bedrooms await, providing ample private space for family members or guests. The property features an enclosed rear yard, ideal for enjoying the outdoors or container gardening, and ample on-street parking ensures convenience for both residents and visitors.

This home is offered chain-free, promising a straightforward purchase experience. Situated in the historic town of Tow Law – once renowned for its industrial heritage – residents benefit from a strong sense of community, sweeping North Pennines countryside just moments away, and excellent transport links via the A68 to nearby centres such as Consett, Crook, Durham, and Newcastle.

With its blend of spacious accommodation, low maintenance appeal, and access to both rural beauty and urban amenities, this property represents a truly attractive proposition. Arrange your viewing today to fully appreciate everything on offer.

### Ground Floor

#### Entrance Hallway

Front entrance door and staircase to the first floor

#### Ground Floor Bedroom

14'3" x 9'7" (4.368 x 2.927)

UPVC double glazed window to the front elevation, central heating radiator as well as a large storage area.

### First Floor

#### Dining Room

14'3" x 10'4" (4.366 x 3.158)

With sliding doors from the lounge, central heating radiator and upvc double glazed window to rear.

#### Lounge

13'6" x 10'2" (4.128 x 3.113)

Having feature fireplace housing electric fire. central heating radiator and upvc double glazed window to rear.

#### Kitchen

12'8" x 7'4" (3.886 x 2.244)

Fitted with a range of white wall and base units having contrasting work surfaces over, stainless steel sink unit with mixer tap, slot for electric oven, plumbing for washing machine, space for fridge freezer, tiled splash backs, central heating radiator, upvc double glazed window to side and rear entrance door.

#### Separate WC

Fitted with a wash hand basin, wc and pvc panelling to walls.

#### Wet Room

A good sized walk in wet room to the second floor having open shower with mains shower and curtain. wc, wash hand basin and central heating radiator.

### Second Floor

#### Landing

Connecting bedroom two and three.

#### Bedroom Two

13'6" x 14'7" (4.140 x 4.450)

With central heating radiator and upvc double glazed window to front.

#### Bedroom Three

13'7" x 10'3" (4.158 x 3.141)

Having central heating radiator, wall mounted gas boiler. fitted wardrobes and upvc double glazed window to rear.

### Exterior

Externally to the rear is an enclosed yard.

### Energy Performance Certificate

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

TBC

### 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 would recommend speaking to your provider

Council Tax: Durham County Council, Band: A. Annual price: £1,682.44 (Maximum 2024)

Energy Performance Certificate Grade TBC

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 and flooding from the rivers and the sea.

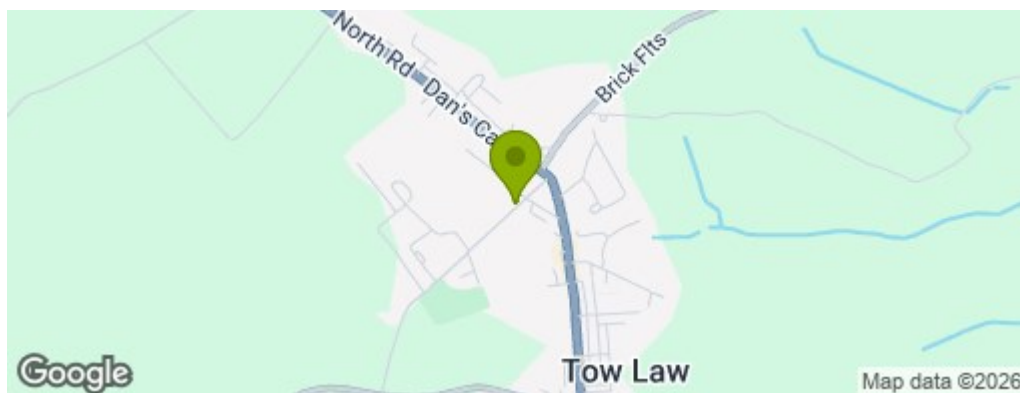
This property has been vacant for a number of months, additional council tax charges may be payable upon completion.

### Disclaimer

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## Property Information

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