



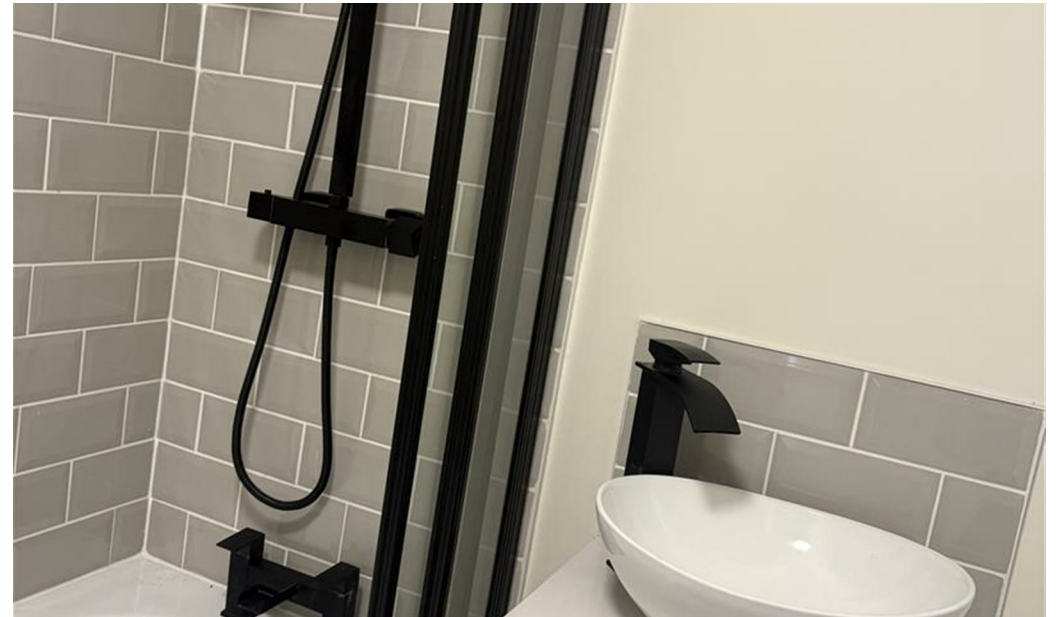
## Railway Terrace

Witton Le Wear DL14 0AL

£145,000







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# Railway Terrace

## Witton Le Wear DL14 0AL



- Chain Free
- EPC Grade E
- Two Bedrooms

- Recently Renovated
- Country Cottage
- Recently Refitted Bathroom

- New Flooring
- Countryside Views
- Ground Floor WC

Nestled in the charming village of Witton Le Wear, this recently renovated stone-fronted cottage on Railway Terrace offers a delightful blend of modern comfort and traditional character. With two inviting reception rooms, this home provides ample space for relaxation and entertaining. The two well-proportioned bedrooms are perfect for a small family or those seeking a peaceful retreat.

The property features a well-appointed bathroom, ensuring convenience for daily living. The LPG central heating system promises warmth and comfort throughout the colder months, making this cottage a cosy haven.

The quaint village location enhances the appeal of this property, providing a serene environment while still being within easy reach of local amenities. The picturesque surroundings offer a perfect backdrop for leisurely walks and a sense of community.

Viewing is essential to fully appreciate the charm and quality of this lovely home, this cottage presents an excellent opportunity to enjoy village life in a beautifully renovated setting. Don't miss the chance to make this delightful property your own.

### Ground Floor

#### Entrance Hallway

Accession UPVC entrance door, stairs rise to the first floor.

#### Lounge

16'0" x 13'1" max (4.892 x 4.012 max)

Located to the front elevation of the property having UPVC window, built in storage cupboards beneath the stairs, decorative stove and neutral surround and central heating radiator.

#### Dining Kitchen

11'6" x 15'1" max (3.514 x 4.608 max)

Fitted with a range of base and wall mounted storage units, maintenance work surfaces over and tiled splash backs, UPVC window with one and half bowl sink unit below with space for free standing appliances. UPVC door leads to the rear yard. There is also access to a useful storage cupboard.

#### WC

Fitted with WC and obscured UPVC window.

### First Floor

#### Landing

Stairs rise from the entrance hall and provide access to the first floor accommodation and the loft. Central heating radiator.

#### Bedroom One

13'1" x 12'7" (4.011 x 3.855)

Located to the front of the property having UPVC window with countryside views catching a glimpse of the ever famous Witton Castle, decorative fire place and double storage cupboard housing the central heating boiler and central heating radiator.

#### Bedroom Two

8'8" x 10'5" (2.657 x 3.189)

Located to the rear elevation of the property having UPVC window and central heating radiator.

#### Bathroom

Fitted with a brand new three piece suite comprising bath with shower over a separate handheld shower attachment, black folding glass shower screen, wash hand basin set on a vanity storage cabinet and WC. Obscured UPVC window, extraction fan and central heating radiator.

#### Exterior

To the front of the property is a gravelled garden area for easy low maintenance to sit and watch the world go by. To the rear is an enclosed yard area.

### Energy Performance Certificate

To view the Energy Performance Certificate, please click the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/8923-7821-5140-8395-2902>

EPC Grade E

### 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: £1,642.47 (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: Low risk of surface water flooding and Very low risk of flooding from the rivers and the sea.

### Disclaimer

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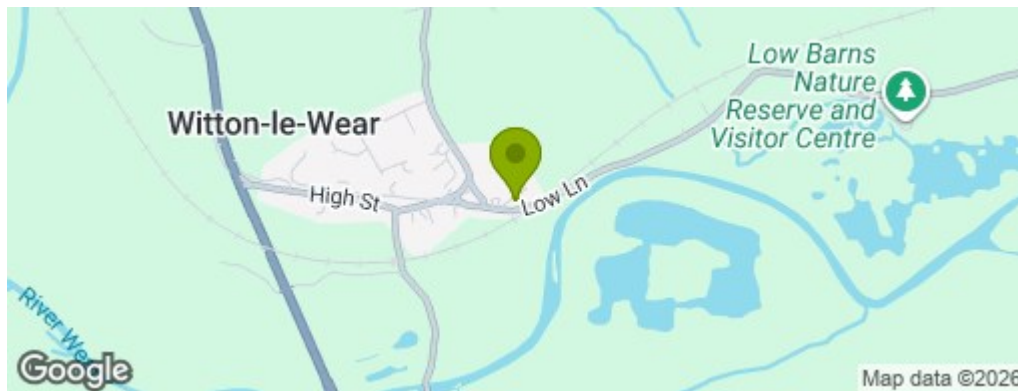


GROUND FLOOR

1ST FLOOR



Whilst 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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