



Ridley Terrace, Tow Law, DL13 4BD
2 Bed - House - Mid Terrace
£72,500

ROBINSONS
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Ridley Terrace

Tow Law, DL13 4BD

* NO FORWARD CHAIN *

Robinsons have the pleasure of offering to the sales market with the benefit of NO FORWARD CHAIN this two double bedroom, EXTENDED mid terrace house. The property is located in Tow Law and has a pleasant outlook with garden to the front and yard to the rear.

The house is warmed by gas central heating and has double glazed windows.

The internal accommodation comprises; Sun room extension enjoying views over the front garden, spacious lounge, kitchen which has a range of wall, base and drawer units with space for appliances. Rear porch which would be ideal to use as a utility room, ground floor bathroom with three piece suite.

To the first floor there are two double bedrooms, the rear having a large storage cupboard which houses the gas combination boiler.

Outside the front garden is enclosed and is well stocked with mature shrubs and hedging. The rear yard is also enclosed and has been designed for easy maintenance and has a brick storage shed.

Ridley Terrace is located off the main road in Tow Law but is within close proximity to the amenities, schooling and bus links. The town is on the door step to some beautiful countryside views and walks but is within a short driving distance of towns including Crook and Bishop Auckland.

Contact Robinsons for further information and to arrange an internal viewing.











Agents Notes

Council Tax: Durham County Council, Band A £1701.00

Tenure: Freehold

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains (not metered)

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – yes

Probate – being applied for N/A

Rights & Easements – None known, check with seller

Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – check with seller

Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – any alterations or conversions etc.

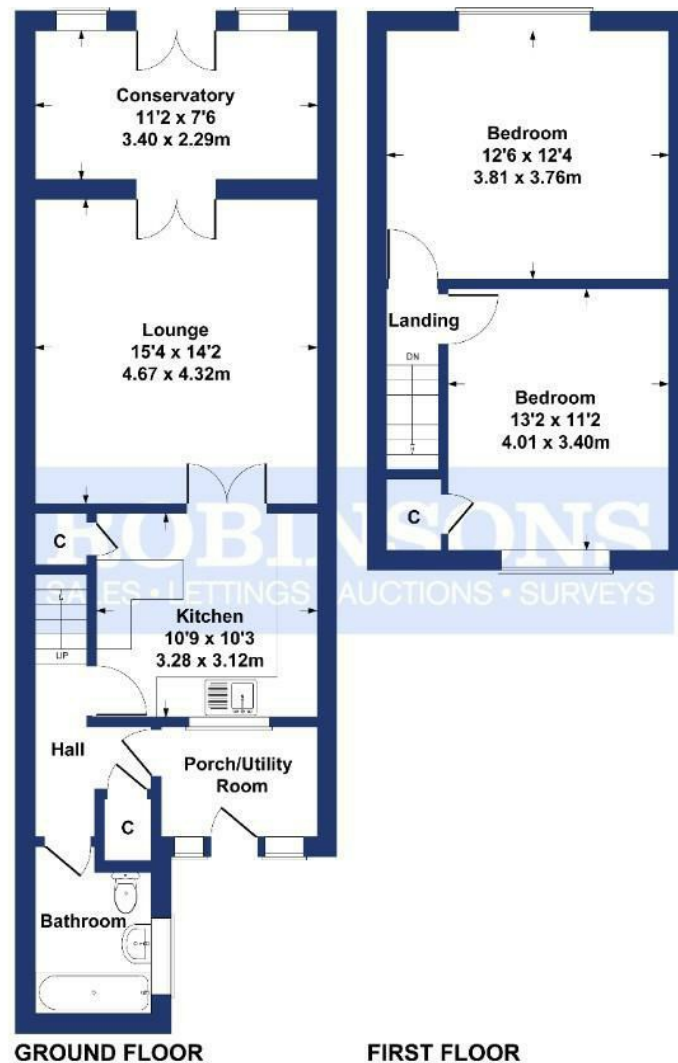
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

Ridley Terrace Tow Law

Approximate Gross Internal Area
998 sq ft - 93 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

