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Ironworks Road

Tow Law DL13 4AJ



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

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

- CHAIN FREE
- Kitchen & Wc First Floor

Set across three well-proportioned storeys, this inviting terraced house in the heart of Tow Law, County Durham, offers superb potential for families, first-time buyers, and investors alike. Requiring some modernisation but presented chain free, the property delivers flexible living spaces and an affordable opportunity to enhance and personalise to your own taste.

The ground floor offers you with a versatile space that can function either as a comfortable bedroom or a relaxing lounge, ensuring complete adaptability to suit changing needs. On the first floor, a spacious and naturally lit lounge is complemented by a dedicated dining area. A separate, good-sized kitchen provides ample room for meal preparation, while both a modern wet room and a separate WC add consistent comfort and practicality.

Climbing to the top floor reveals two exceptionally generous double bedrooms. Each benefits from abundant natural light and offers plenty of space for restful nights or peaceful study. To the rear, there's a fully enclosed yard—ideal for container gardening, alfresco dining, or simply enjoying a breath of fresh air. On-street parking is readily available, adding further convenience.

Ideally situated in the historic town of Tow Law—once celebrated for its proud industrial past—the property is surrounded by a friendly community atmosphere. The dramatic landscapes of the North Pennines Area of Outstanding Natural Beauty are just minutes away, offering a variety of walking trails, cycling routes, and breath-taking scenic vistas. Tow Law itself provides a range of everyday amenities, including local shops, well-regarded schools, and welcoming pubs.

Excellent transport links via the nearby A68 make commuting a breeze, with swift access to Consett, Crook, Durham city centre, and Newcastle. For those seeking a balance between tranquil rural living and urban convenience, this property represents an outstanding opportunity.

To appreciate the full potential and character of this spacious home, arrange your viewing today.

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: <https://find-energy-certificate.service.gov.uk/energy-certificate/3036-5229-4500-0812-8226>
Grade D

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 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 and flooding from the rivers and the sea.

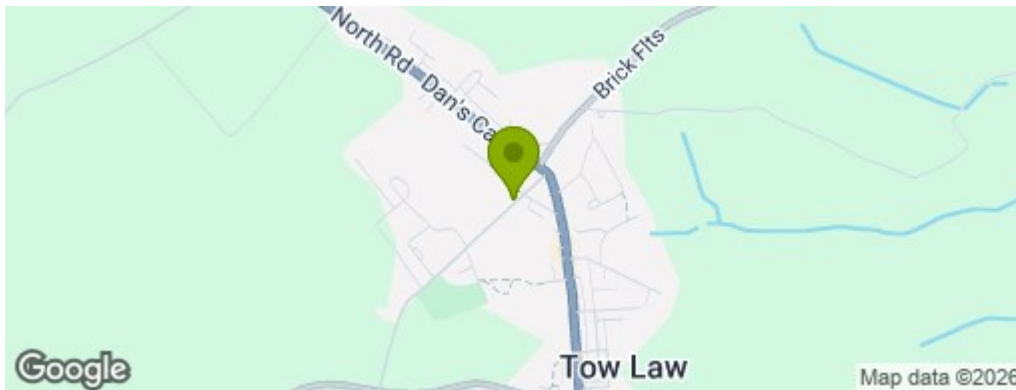
This property has been vacant for a number of months, additional council tax charges may be payable upon completion.

Disclaimer

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