



## Meadow Court

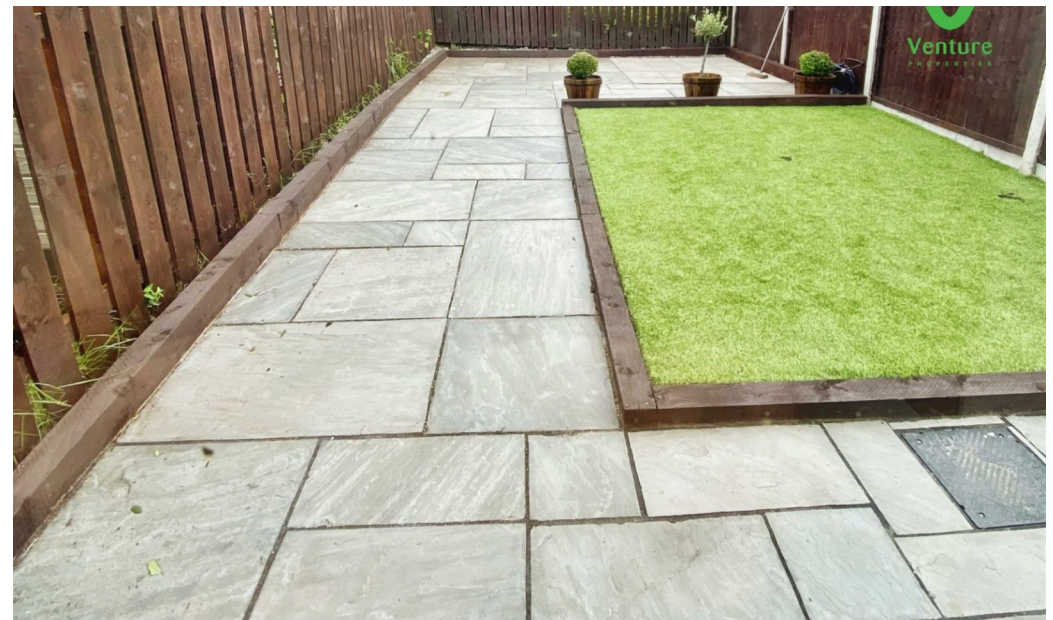
Tow Law DL13 4BF

Chain Free £125,000





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# Meadow Court

## Tow Law DL13 4BF



- CHAIN FREE
- EPC Grade C
- Kitchen/Diner

- Two Bedroom Semi Detached Property
- Boarded Loft And ladder
- Rear Garden

- Parking For 3 Cars
- Recently fitted Combi Boiler 2023
- Close To Local Amenities

\*\*\*No Chain\*\*\*

Situated on the sought after Meadow Court estate in Tow Law, this beautifully maintained Semi-detached home offers a rare combination of style, functionality and practicality. With a newly constructed large resin fenced driveway forming part of the property, as well as a fenced, landscaped rear garden, this home is ideal for first-time buyers, downsizers, or anyone looking for a move-in-ready space.

Internally, the property is decorated to a high standard and equipped with security cameras and smoke alarms. The ground floor features wide doors for mobility access, and the welcoming English Oak LVT flooring throughout, recently laid professionally to a very high standard. The spacious lounge is bright and stylish, with a large window to the front, modern lighting, and direct access to a downstairs cloakroom and a contemporary kitchen/diner.

The kitchen is well equipped with modern white units, under cupboard lighting, a stainless steel sink and recently fitted appliances including a new combi boiler (December 2023), under warranty. There is ample space for a dining table and large patio doors lead to the rear garden, perfect for indoor-outdoor living.

Upstairs, the landing provides access to two generous sized bedrooms and a family bathroom. The main bedroom includes fitted wardrobes and a pull down rail, while the second bedroom overlooks the garden. The family bathroom features a white suite with a Mira overhead shower, newly fitted radiator and LVT flooring. A loft hatch with triple drop-down ladder provides access to a boarded loft with lighting, ideal for extra storage.

The rear garden is a standout feature, designed for a minimalist single level with a lovely Indian sandstone patio, a shed base and artificial grass - complete with lighting, water tap, and external power sockets.

Local amenities include a GP surgery, pharmacy, post office, Co-op store, hairdressers, barber, and two primary schools - all within easy reach.

### GROUND FLOOR

#### Entrance Porch

Via upvc double glazed door and central heating radiator.

#### Lounge

14'2" x 12'0" (4.333 x 3.665)

Having laminate flooring, stairs to first floor, upvc double glazed window to front and central heating radiator.

#### Inner Hallway

With storage cupboard.

#### Ground Floor Cloaks WC

Fitted with a white wc, wash hand basin and central heating radiator.

#### Kitchen/Diner

11'11" x 8'10" (3.654 x 2.712)

Fitted with a range of wall and base units having contrasting work surfaces over, integrated electric oven and gas hob with extraction hood over, plumbing for washing machine and space for fridge freezer( the seller has advised the white goods will be left if required) wall mounted gas boiler, central heating radiator, patio doors to rear garden.

### FIRST FLOOR

#### Landing

Having loft hatch, the seller has advised the loft is fully bordered out and has a drop ladder and lighting.

#### Bathroom/WC

Fitted with a white suite comprising of panelled bath, wc, wash hand basin and central heating radiator,.

#### Bedroom One

11'10" x 9'11" (3.629 x 3.031)

With a double fitted wardrobe and two separate storage cupboards, central heating radiator and upvc double glazed window to front.

#### Bedroom Two

12'4" x 7'9" (3.769 x 2.387)

Having central heating radiator and upvc double glazed window to rear.

#### Externally

Externally to the rear is an low maintance enclosed garden which is patioed and has an area of artificial grass.

To the front is a resin driveway providing off road parking.

### Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/0320-2523-9640-2726-4161>

EPC Grade C

### 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/covrage: Good Coverage from Vodaphone, O2, 3 and EE

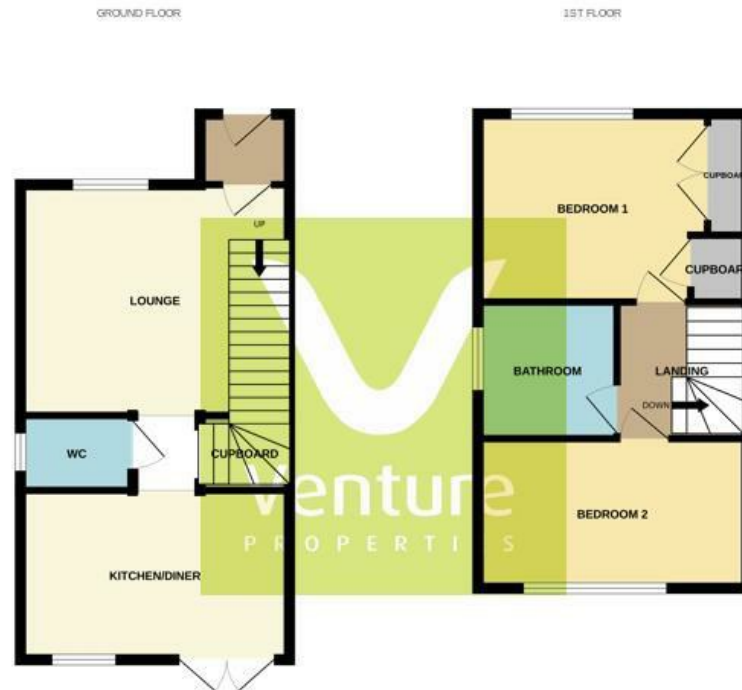
Council Tax: Durham County Council, Band: A Annual price: £ 1,725.04 (Maximum 2026)

Energy Performance Certificate Grade: C

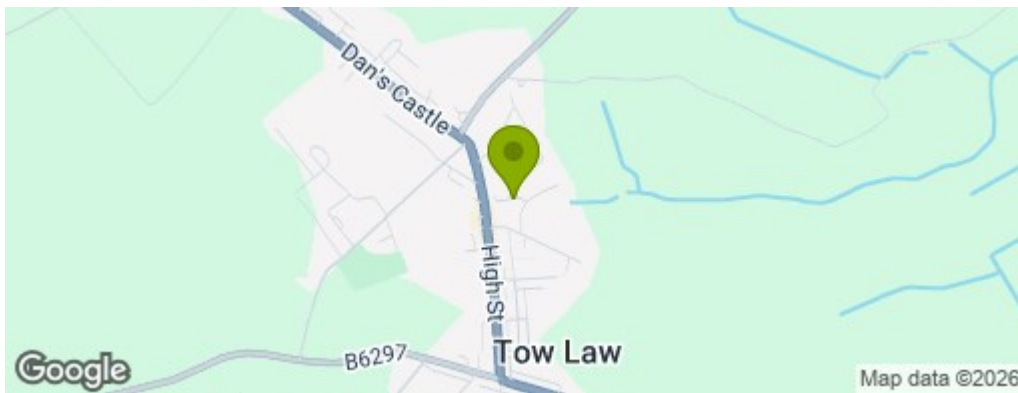
Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing. Flood Risk: Very low risk of ground water flooding. Very low risk of flooding from seas and rivers

### Disclaimer

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## Property Information

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