



Bridge Street, Tow Law, DL13 4LE
2 Bed - House - Mid Terrace
£115,000

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Bridge Street Tow Law, DL13 4LE

Robinsons are delighted to bring to the sales market this spacious and well-presented two-bedroom home, offering versatile accommodation across two floors, with the added benefit of a ground floor shower room and first floor bathroom. The property also features a useful utility room and cellar with lighting and power, and is warmed by gas central heating with UPVC double glazed windows throughout.

The internal accommodation briefly comprises an entrance vestibule leading into a generous lounge with window to the front aspect. To the rear is an open plan kitchen/dining room, fitted with a range of wall, base and drawer units, integrated hob and oven with extractor hood above, and ample space for a dining table and fridge/freezer. The adjoining utility room provides additional storage units and space for both a washing machine and dryer. Completing the ground floor is a shower room fitted with a three-piece suite.

From the kitchen, stairs lead down to the cellar, which offers excellent additional storage space and benefits from both lighting and power.

To the first floor are two well-sized double bedrooms and a family bathroom fitted with a three-piece suite. There is also loft access from this level, providing further storage space.

Externally, the property enjoys a good-sized enclosed yard with potential for off-road parking, along with a useful built-in storage shed.

Tow Law is a popular town surrounded by beautiful countryside, offering scenic walks and views, while also benefiting from a primary school and a range of local shopping amenities.

Early viewing is recommended. Please contact Robinsons for further information or to arrange an internal inspection.









Agents Notes

Council Tax: Durham County Council, Band A - Approx. £1748.00 p.a

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 – 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.

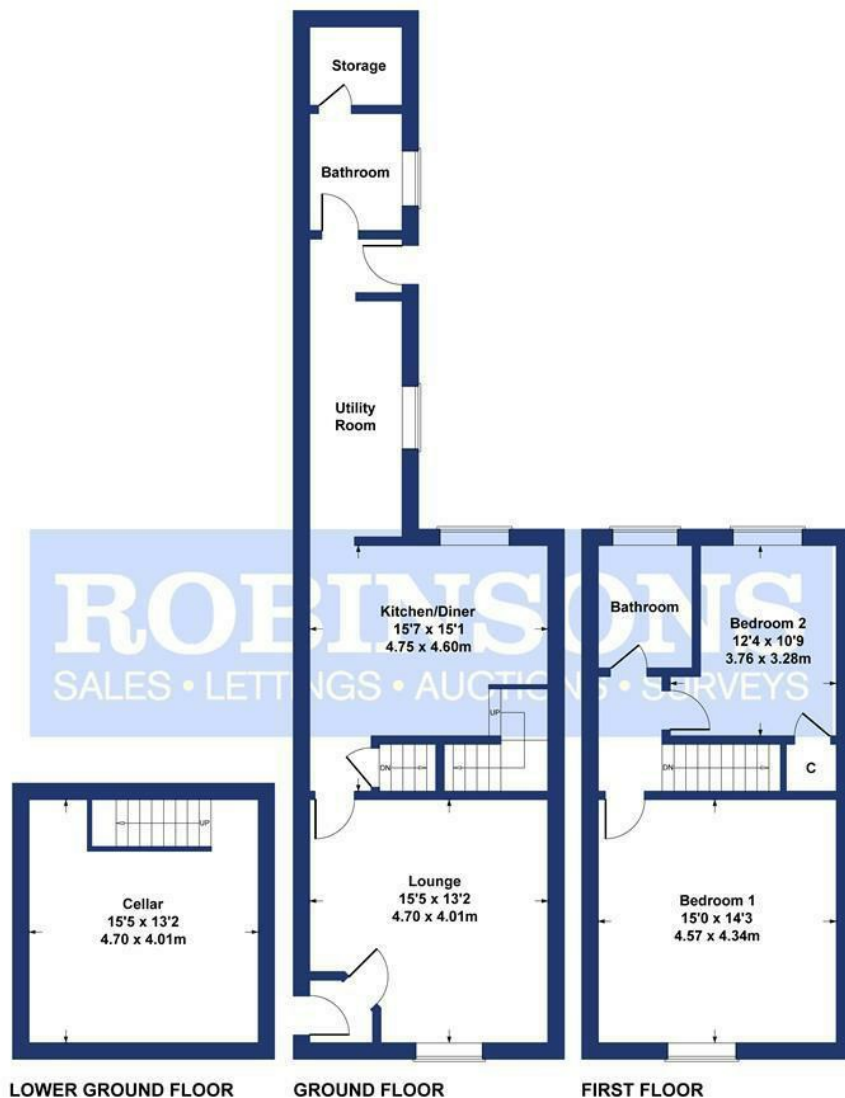
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

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.

Bridge Street Tow Law

Approximate Gross Internal Area
1174 sq ft - 109 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. 2019

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		84
(81-81)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

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.



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