



Dans Castle

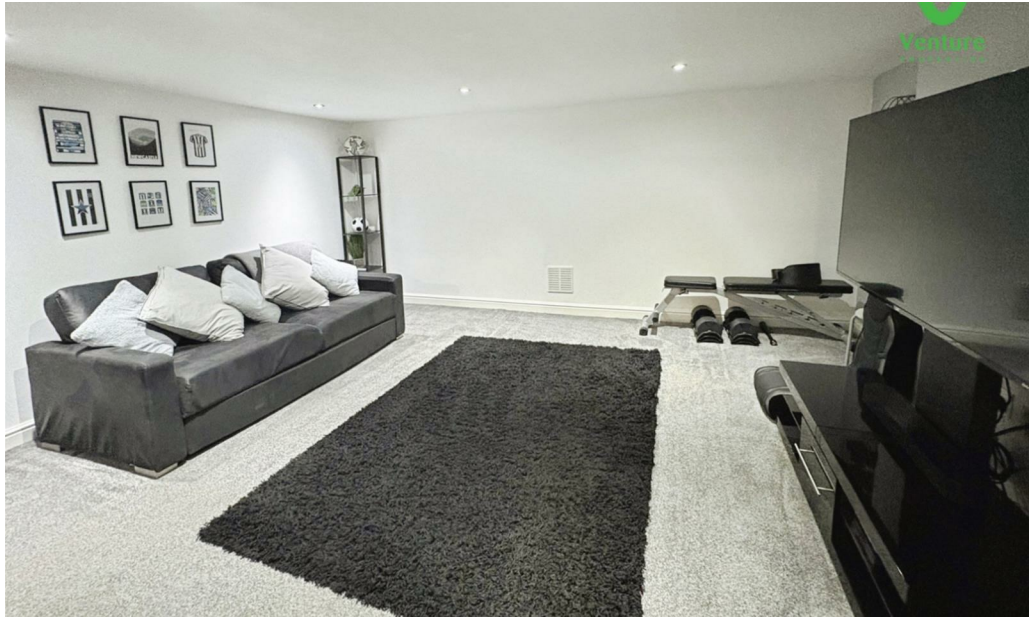
Tow Law DL13 4AY

£185,000





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- MUST SEE
- EPC Grade TBC
- Ground Floor WC plus First Floor Bathroom

- Exceptionally Decorated Throughout
- Lounge Diner, Breakfast Kitchen plus two useful cellar rooms
- Yard to Rear

- Three Bedroom End Terrace
- Modern Decor Throughout
- Family Home

This property offers a delightful blend of modern living and spacious accommodation. Immaculately presented, the home boasts contemporary décor throughout, ensuring a fresh and inviting atmosphere.

Spread over three floors, this residence provides ample space for both relaxation and entertainment. The ground floor features a convenient WC, while the first floor is home to a well-appointed bathroom, catering to the needs of a busy household. The property also includes two reception rooms one being the games room in the cellar, perfect for hosting guests or enjoying quiet family evenings.

This home is ideal for those seeking a comfortable and stylish living environment in a friendly community. With its modern amenities and thoughtful layout, it presents an excellent opportunity for families or professionals alike. Don't miss the chance to make this splendid property your new home.

Ground Floor

Entrance

Accessed via UPVC entrance door, cloak hanging and a door into the inner hallway.

Lounge

11'11" x 25'11" (3.655 x 7.921)

A bright spacious and very welcoming room having three UPVC windows, LVT flooring, log burning stone set on a stone hearth with wooden mantle over, two central heating radiators and ample space for both living and dining furniture.

Kitchen

11'10" x 12'0" (3.632 x 3.662)

Recently refitted kitchen having base units with laminate work surfaces over, integrated washing machine, cooker and microwave with further space for additional appliances as required. A central island with electric hob and breakfast bar seating, two UPVC windows, ceiling spot lights and one and half bowl sink unit.

Inner Hallway

Stairs rise to the first floor, central heating radiator and a door leads into the lounge diner.

Cloakroom/WC

Having obscured UPVC window, WC, wash hand basin and central heating radiator.

Rear Entrance

A UPVC door and window lead to the rear yard.

Snug/Games Room/Cellar Storage

13'3" x 15'6" (4.056 x 4.738)

Having central heating radiator, ceiling spot lights and ample space to be used as required.

Home Office/Cellar Storage

8'10" x 9'4" (2.712 x 2.848)

Another useful area which could be used perfectly as a home office or simply as additional storage.

First Floor

Landing

Stairs rise from the inner hallway and provide access to the first floor accommodation, the loft and to a useful linen storage cupboard.

Bedroom One

11'0" x 11'4" (3.364 x 3.467)

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

Bedroom Two

10'6" x 8'3" (3.215 x 2.540)

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

Bedroom Three

10'3" x 8'6" (3.129 x 2.597)

Also located to the front elevation of the property having UPVC window and central heating radiator.

Bathroom/WC

Recently refitted bathroom having bath with shower and separate handheld shower attachment with glass screen, WC, wash hand basin set on vanity storage and wall mounted light up mirror above. Fully tiled, chrome heated towel rail, ceiling spot lights and extraction fan.

Exterior

To the rear of the property is an enclosed yard area with gated access to the side of the property.

Agents Note

Please note the neighbouring properties have a pedestrian right of access through the rear yard. Please note this property is subject to a flying freehold. More information can be obtained from the office.

Energy Performance Certificate

To view the full energy performance certificate for this property please use the link below:

Other General Information

Tenure: Flying 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: 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: tbc

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

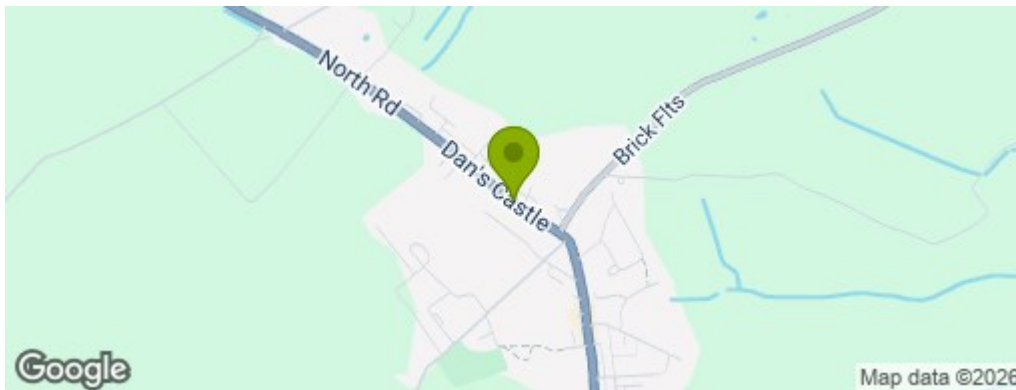
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Whilst every effort has been made to ensure the accuracy of the floorplan compared here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan 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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