



**Lydgate Avenue**

Wolsingham DL13 3LJ

**£215,000**







This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





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# Lydgate Avenue

## Wolsingham DL13 3LJ



- Three Bedroom Semi Detached Property
- EPC Grade C
- First Floor Shower Room

- Good Sized Rear Garden
- Garden Room
- Ideal Family Home

- Driveway To The Side
- Ground Floor Bathroom
- Close To Local Primary School

A fantastic three-bedroom semi-detached house is an ideal family home. The property boasts a welcoming atmosphere, making it particularly appealing to families due to its proximity to the local primary school, ensuring that education is just a short walk away.

Upon entering, you will find two spacious reception rooms that provide ample space for relaxation and entertaining. The ground floor also features a convenient bathroom and garden room, while upstairs, a well-appointed shower room adds to the practicality of the home. Each of the three bedrooms offers a comfortable retreat, perfect for rest and rejuvenation.

The exterior of the property is equally impressive, with a lovely rear garden that invites outdoor enjoyment, whether for gardening, play, or simply soaking up the sun. Additionally, the front driveway provides off-street parking, a valuable asset in this desirable area.

This semi-detached house combines comfort, convenience, and charm, making it a wonderful opportunity for those seeking a family-friendly environment in a picturesque setting. Don't miss the chance to make this lovely property your new home.

### Ground Floor

#### Entrance Hall

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Via Composite front entrance door, stairs to first floor, storage cupboard and central heating radiator.

#### Ground Floor Bathroom/ WC

Fitted with a white suite comprising of panelled bath, WC, wash hand basin set to vanity unit, fully tiled walls and chrome heated towel rail.

#### Lounge

13'10" x 11'8" (4.233 x 3.578)

Having feature inglenook fireplace housing log burning stove, central heating radiator and uPVC double glazed window to front.

#### Kitchen

10'0" x 7'8" (3.049 x 2.344)

Fitted with a range of wall and base units with contrasting work surfaces over, slot for electric oven, plumbing for washing machine, stainless steel sink unit with mixer tap and central heating radiator.

#### Dining Room

13'9" x 9'4" (4.194 x 2.860)

Having wood flooring, central heating radiator, storage cupboard and uPVC double glazed window to front.

#### Garden Room

9'2" x 14'9" (2.798 x 4.502)

With tiled flooring, uPVC windows and French doors to garden.

#### First Floor

#### Landing

A split level landing with airing cupboard and uPVC double glazed window to rear.

#### Bedroom One

11'10" x 13'4" (3.610 x 4.073)

With central heating radiator and uPVC double glazed window to front.

#### Bedroom Two

12'10" x 8'0" (3.915 x 2.446)

Having storage cupboards, central heating radiator and uPVC double glazed window to front .

#### Bedroom Three

10'10" x 6'9" (3.318 x 2.064)

Central heating radiator and uPVC double glazed window to side.

#### Seperate WC

Having white WC.

#### Shower Room

Fitted with a shower cubicle, wash hand basin, chrome heated towel rail and airing cupboard housing gas boiler.

#### Externally

Externally to the front is a small front garden and driveway to the side providing off road parking,

To the rear is a excellent sized garden and patio laid to lawn with a garden shed.

#### Other General Information

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast Broadband available. Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.

Mobile Signal/coverage: Likely with Three and O2.

Council Tax: Durham County Council, Band: A Annual price: £1,666.56 (Maximum 2025)

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 surface water flooding. Very low risk of flooding from rivers and the sea.

#### Disclaimer

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#### Energy Performance Certificate

To view the Energy Performance Certificate for the property please use the following link:-

<https://find-energy-certificate.service.gov.uk/energy-certificate/2235-3026-0500-0476-2222>

EPC Grade C



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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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## Property Information

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