



## Campbell Street

Tow Law DL13 4DX

£500 Per Calendar Month





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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# Campbell Street

## Tow Law DL13 4DX



- Available To Let
- EPC Grade D
- Spacious Kitchen

- Two Bedrooms
- Lounge
- UPVC Double Glazed

- Modern Decor Throughout
- Ground Floor Bathroom
- Gas Central Heating

Available to let in the popular area of Tow Law, this delightful two-bedroom home offers an ideal blend of comfort and modern style. Recently refreshed with new carpets and décor, the property has been kept in excellent condition and is ready for immediate occupation.

Upon entering, you are greeted by a welcoming lounge—a perfect space for both relaxing and entertaining. The modern kitchen provides ample workspace and storage, making it ideal for home cooking. Completing the ground floor is a stylish bathroom and a handy rear porch, adding practicality to everyday living.

Upstairs, you'll find two well-proportioned bedrooms, each benefitting from plenty of natural light and contemporary finishes, creating a calm and inviting atmosphere. To the rear, an enclosed shared yard offers a pleasant outdoor space, with the added convenience of a useful outhouse—perfect for storage or as a workshop area.

Ideally situated in Tow Law, this property enjoys the peace of a friendly community, with local shops, schools, and amenities all within easy walking distance. Countryside walks are just moments away, with the beautiful North Pennines Area of Outstanding Natural Beauty nearby, perfect for exploring at weekends. Excellent road links provide straightforward access to Durham, Bishop Auckland, and surrounding towns, making this an excellent location for commuters.

Don't miss the opportunity to make this well-maintained home your next address—contact today to arrange your viewing.

### Ground Floor

#### Entrance

Accessed via a UPVC entrance door, stairs rise to the first floor.

#### Lounge

13'9" x 13'7" (4.207 x 4.164)

Spacious and welcoming lounge area, wall mounted electric fire, UPVC window and central heating radiator. Access to a useful under stair storage cupboard.

### Kitchen

9'5" x 15'7" (2.872 x 4.759)

Fitted with a range of white base and wall units with wood effect laminate work surfaces over and tiled splash backs. Integrated electric oven and hob with extraction fan over, stainless steel sink unit and ample space and plumbing for free standing appliances. UPVC window and central heating radiator, decorative range style cooker.

### Rear entrance

Having UPVC door, heating plate and window leading to a useful cloak hanging area.

### Bathroom

Fitted with a three piece suite comprising 3/4 bath, with shower over and folding glass screen, WC and wash hand basin. Chrome heated towel rail and obscured UPVC window.

### First Floor

#### Landing

Stairs rise from the entrance and provide access to the first floor living accommodation.

#### Bedroom One

16'9" x 14'2" (5.111 x 4.337)

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

#### Bedroom Two

15'3" x 9'4" (4.649 x 2.869)

Having UPVC window, wall mounted gas boiler and central heating radiator.

### Exterior

We understand to the rear of the property is a shared yard with access to a useful outdoor store, more information can be obtained from branch and also your legal representative.

### Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/8402-4384-4629-0027-1363>

EPC Grade D

### General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Available Highest available download speed 80 Mbps Highest available upload speed 20 Mbps

Mobile Signal/coverage: Limited

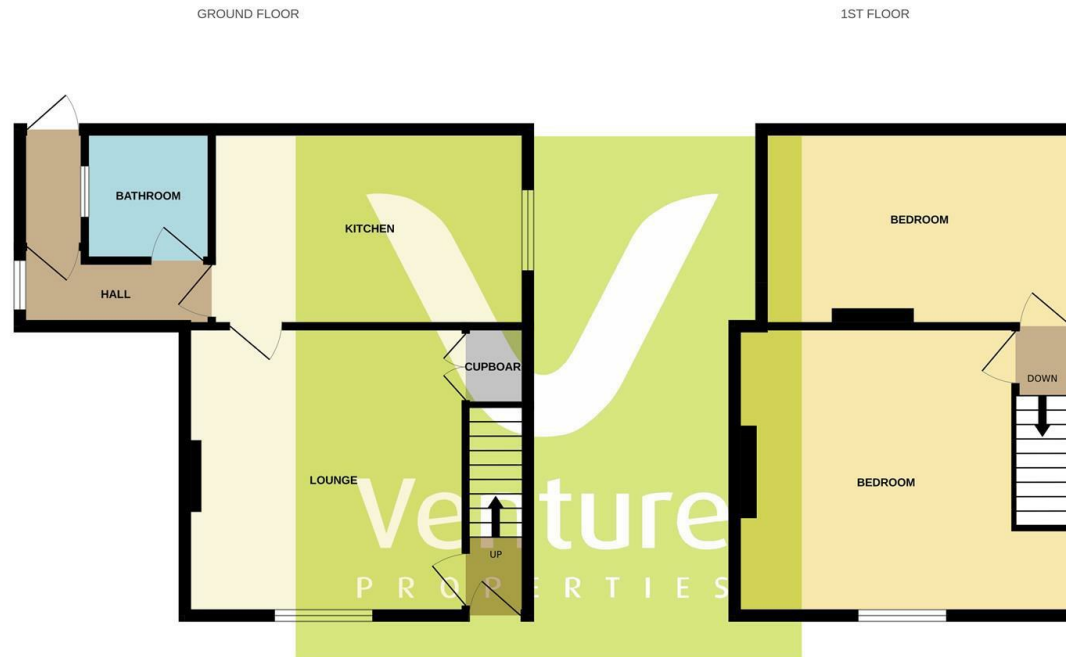
Council Tax: Durham County Council, Band: A Annual price: £1701

Energy Performance Certificate Grade D

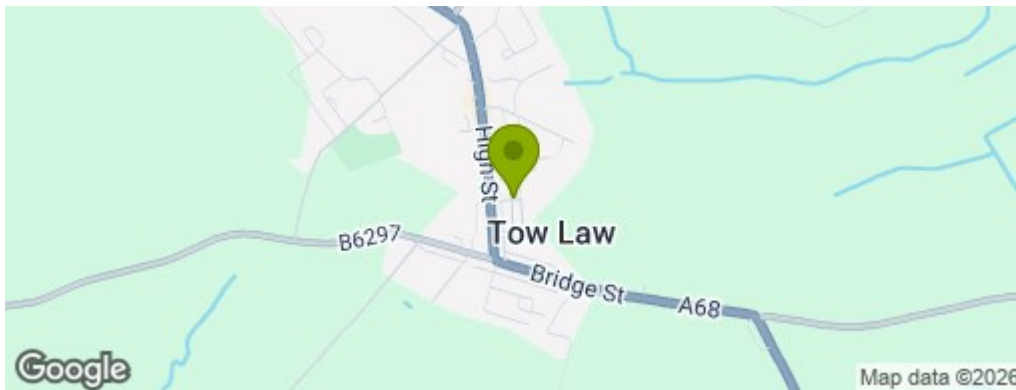
Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

### Disclaimer

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## Property Information

Council Tax Band A - Durham County Council  
Tenure - Freehold

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