STUART EDWARDS



Station Street

Tow Law, Bishop Auckland DL13 4DT

- BEAUTIFULLY RENOVATED AND PRESENTED TO AN EXCEPTIONAL STANDARD
- MODERN FITTED KITCHEN WITH OVEN & HOB
- STYLISH FIRST FLOOR BATHROOM
- INTEGRAL GARAGE
- EASY ACCESS TO CROOK, BISHOP AUCKLAND AND DURHAM
- TWO GENEROUS DOUBLE BEDROOMS
- USEFUL SEPARATE UTILITY ROOM
- FULLY BOARDED LOFT WITH DROP-DOWN LADDER
- OFFERED TO THE MARKET WITH NO ONWARD CHAIN
- WALKING DISTANCE TO LOCAL SHOPS AND VILLAGE AMENITIES

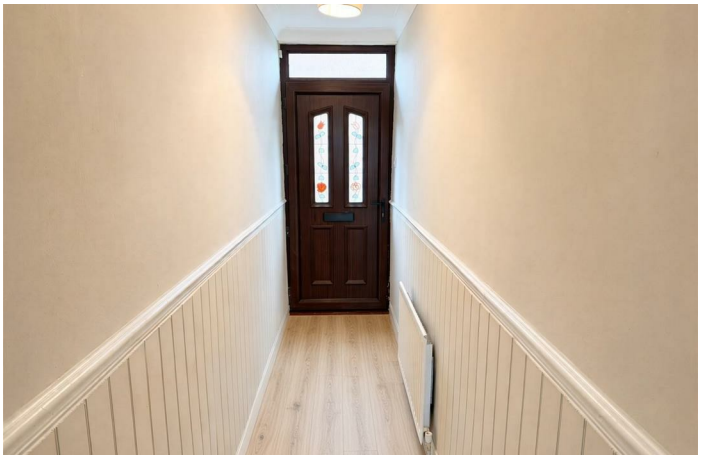
Asking Price £95,000













FULL DESCRIPTION

Nestled in the heart of Tow Law, this beautifully renovated terraced home has been finished to an exceptional standard, combining stylish modern living with the warmth and character of a welcoming village community. Offered to the market with no onward chain, the property is ready for a purchaser to move straight into and enjoy.

Internally, the home offers bright and spacious accommodation throughout, including two generous double bedrooms, making it an ideal choice for first-time buyers, downsizers, small families or those working from home. The inviting living spaces are complemented by newly fitted carpets, creating a fresh and contemporary feel throughout. A well-appointed bathroom is located on the first floor, whilst a convenient ground floor WC adds further practicality for modern family living.

The property also benefits from a useful utility room, providing additional storage and laundry space, helping to keep the main living areas clutter-free. Further storage can be found within the fully boarded loft, accessed via a drop-down ladder, offering excellent space for seasonal items and household belongings.

Externally, the property continues to impress with a an integral garage, providing secure off-street parking or could be suitable as a home office, gym or a variety of other uses. as well as an enclosed low maintenance rear yard.

Located just a short walk from the surrounding countryside, this home enjoys easy access to an array of scenic walking routes and outdoor pursuits whilst remaining close to local shops, everyday amenities and well-regarded schools. Tow Law is renowned for its strong sense of community and offers convenient transport links to Bishop Auckland, Crook and Durham City, making it an excellent base for commuters and families alike.

With its high-quality renovation, spacious accommodation and desirable village location, this outstanding home presents a fantastic opportunity for buyers seeking a property that is ready to move straight into.

ENTRANCE HALLWAY

UPVC double glazed entrance door leading through to the hallway with radiator, stylish panelled walls, coved ceiling , LVT flooring and internal door leading through to the kitchen.

KITCHEN

10'0" x 11'5"

Range of wall and floor units with laminate worktops, matching upstands and inset sink and drainer unit with mixer tap. Integrated electric oven, hob and extractor hood. Coved ceiling, spotlights, LVT flooring and under stair storage cupboard.

LOUNGE

15'10" x 10'11"

Double radiator and feature fire surround with inset electric fire.

UTILITY

10'8" x 5'8"

Range of floor units with laminate worktops, double radiator, coved ceiling and UPVC double glazed door to rear yard.

INNER HALLWAY

LVT flooring and internal door leading to the garage.

CLOAKROOM/WC

Low level wc and vanity storage unit with inset wash hand basin.

FIRST FLOOR LANDING

Coved ceiling and access to fully boarded out loft space with radiator, power and lighting via a drop down ladder.

BEDROOM 1

11'1" x 13'5"

Two fitted wardrobes, radiator and coved ceiling.

BEDROOM 2
11'4" x 8'0"
fitted wardrobe, radiator and coved ceiling.

BATHROOM
6'3" x 8'7"
Low level wc, wash hand basin, panel bath with mains fed shower over and glass screen, chrome heated towel rail, tiled walls, coved ceiling and LVT flooring.

INTEGRAL GARAGE
13'0" x 9'4"
Roller garage door and power.
The garage is integral to the utility room and could be suitable as a home office, gym, playroom or a variety of other uses.

ENCLOSED REAR YARD
With raised decking and a low maintenance garvelled area.

EPC.
EPC Rating - D
EPC Link - https://find-energy-certificate.service.gov.uk/energy-certificate/0055-1211-1205-2651-0304

FREEHOLD.
We have been informed that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitors.

IMPORTANT INFORMATION.
Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

PROPERTY VIEWING.
Contact Stuart Edwards Estate Agents for an appointment to view.

PROPERTY PORTALS.
We are proud to be affiliated with the UK's leading property portals. Our properties are displayed on Rightmove.co.uk, Zoopla.co.uk & OnTheMarket.com.

FREE VALUATION.
Our family run business is made up of friendly, professional people who have extensive experience of the housing market. We understand estate agencies come and go, but Stuart Edwards Estate Agents has consistently secured high levels of sales throughout a 40 year period.

If you would like to arrange a free no obligation valuation, please contact Stuart Edwards Estate Agents today!

FINANCIAL ASSISTANCE
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP THE REPAYMENTS ON THE MORTGAGE OR LOANS SECURED ON THE PROPERTY.

Through our association with a leading independent mortgage advisor we can offer the best mortgage deals available anywhere.

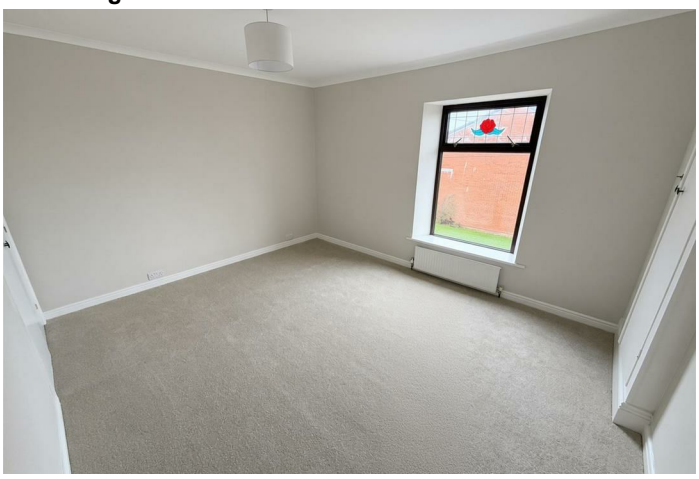
THE PROPERTY OMBUDSMAN.
Membership is held with The Property Ombudsman for sales and lettings.

THANKS.
Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.



Council Tax Band: A
EPC Rating: D





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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.