



## West View

Gainford DL2 3EQ

Guide Price £130,000





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# West View

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- Two Bedroom Property
- Gardens to Front and Rear

- Gainford Location
- Council Tax Band C

- Great Investment Opportunity
- EPC Rating F

This, deceptively spacious two bedroom end terrace is offered to the market with no onward chain. The property would make a fantastic family home or investment opportunity offering generous living and entertaining space and is situated in the village of Gainford, close to local shops, health centre, primary school and pub and is ideal for commuting to both Darlington and Barnard Castle.

Viewing is highly recommended.

## Entrance Hall

Door to front, staircase to first floor landing and radiator.

## Lounge

10'8 x 13'6 (3.25m x 4.11m)

Upvc double glazed bay window to front and radiator.

## Dining Room

13'6 x 10'9 (4.11m x 3.28m)

Upvc double glazed bow window to rear and radiator.

## Kitchen

6'4 x 6'6 (1.93m x 1.98m)

Upvc double glazed window to side, stainless steel sink, space for a cooker and washing machine. Under stairs storage and Upvc door to rear.

## First Floor Landing

Upvc double glazed window to side.

## Bedroom One

17' x 10'10 (5.18m x 3.30m)

Upvc double glazed window to rear and fitted wardrobes.

## Bedroom Two

11'2 x 10'8 (3.40m x 3.25m)

Upvc double glazed window to rear and fitted wardrobes.

## Bathroom

Upvc double glazed obscure window to rear, bath, w.c, wash hand basin and radiator.

## Externally

To the front is a forecourt which is mainly laid to lawn. To the rear is a enclosed yard with two outhouses and double gates to side.

## Tenure

Freehold

## Property Details

Local Authority: Durham

Council Tax Band: C

Annual Price: £2,268

Conservation Area Gainford

Flood Risk Very low

Floor Area 0 ft 2 / 0 m 2

Plot size

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

18 Mbps

Superfast

80 Mbps

Satellite / Fibre TV Availability

BT

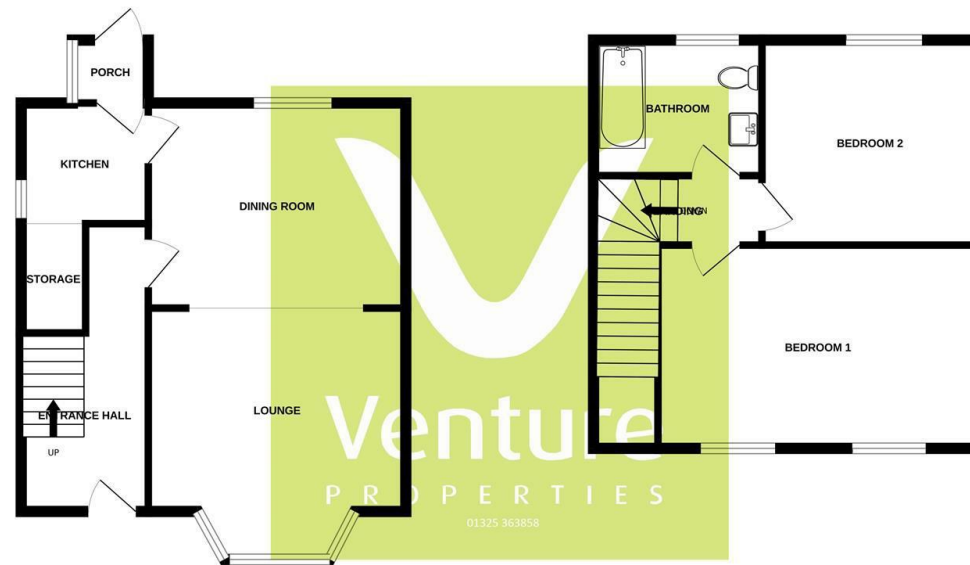
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## Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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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