



**Wolsingham Road, Tow Law, DL13 4EB**  
**3 Bed - House - Terraced**  
**£100,000**

**ROBINSONS**  
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**\* NO FORWARD CHAIN \* REFURBISHED IN RECENT YEARS \***

Robinsons are excited to offer to the sales market, with the benefit of NO FORWARD CHAIN this beautifully presented three bedroom, two reception room mid terrace house. The house has undergone a programme of refurbishment in recent years, including; electric re-wire, new roof, new kitchen and bathroom, flooring and decoration.

The house is warmed by a gas combination boiler and has UPVC double glazed windows.

The accommodation briefly comprises of: large and inviting lounge leading to a dining area which is equally useful for those working from home, a stunning kitchen with high quality wall and base units and unit lighting, rear lobby, and a family bathroom with white three piece suite, beautiful tiling, and chrome heated towel rail.

On the first floor there are three bedrooms, two with fitted storage, and the master bedroom being of exceptional size.

At the rear is an enclosed yard.

The property is conveniently positioned in Tow Law being within easy walking distance to shopping amenities, bus links and schooling. Tow Law is surrounded by an abundance of pleasant countryside and is within a short driving distance away from Durham City Centre, Crook, and Weardale - an area of outstanding natural beauty.

An internal viewing comes highly recommended, please contact Robinsons to arrange yours.

### Agents notes

Council Tax: Durham County Council, Band A £1701.00  
Tenure: Freehold

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains (not metered)

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building

Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – yes

Probate – being applied for N/A

Rights & Easements – None known, check with seller

Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – check with seller

Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – any alterations or conversions etc.

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.





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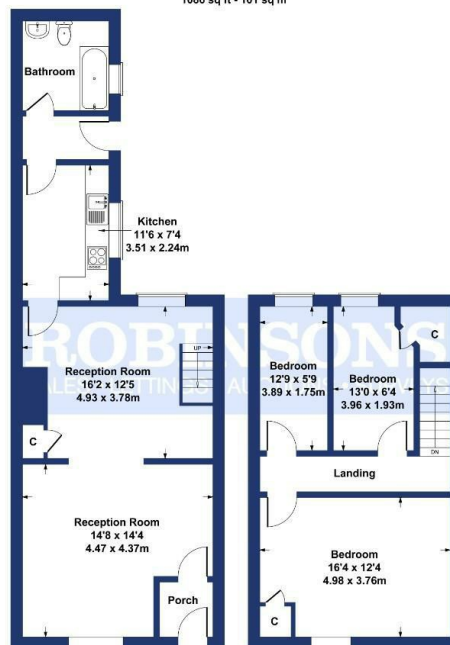
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Wolsingham Road Tow Law

Approximate Gross Internal Area  
1086 sq ft - 101 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-101)	B		
(81-90)	C		
(71-80)	D		
(61-70)	E		
(51-60)	F		
(41-50)	G		
Not energy efficient - higher running costs			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
(91-97)	B		
(81-90)	C		
(71-80)	D		
(61-70)	E		
(51-60)	F		
(41-50)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



# ROBINSONS

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