Alpine Way

Tow Law DL13 4DS

Chain Free £82,500

Venture
PROPERTIES

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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Alpine Way

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x 2 x 1 x 1

- Two Bedroom Terraced Home
- EPC Grade D
- Bathroom With Separate wc
- CHAIN FREE
- Kitchen To Rear
- Lovely Starter Home
- Spacious Lounge & Dining Room
- Rear Garden
- Close To Local Primary Schools

Welcome to this charming two-bedroom terraced home located on Alpine Way in the quaint town of Tow Law. This delightful property is chain free, making it an ideal choice for those looking to move in without delay.

As you enter, you are greeted by a welcoming entrance hallway that leads you into a spacious lounge, perfect for relaxing or entertaining guests. The kitchen, situated at the rear of the house, offers a practical layout with ample space for culinary creations and family meals.

Upstairs, you will find two generously sized bedrooms, providing plenty of room for rest and relaxation. The bathroom is conveniently designed with a separate WC, ensuring functionality for busy mornings or family life.

One of the standout features of this property is the good-sized rear garden, which offers a private outdoor space for gardening, play, or simply enjoying the fresh air. Opposite the property, is a communal car park, working on a first come first served basis.

This terraced home presents a wonderful opportunity for first-time buyers, small families, or investors looking to add to their portfolio. With its convenient location and comfortable living spaces, this property is sure to appeal to a variety of buyers. Don't miss the chance to make this lovely house your new home.

GROUND FLOOR

Entrance Hallway
Via upvc double glazed door, stairs to first floor and central heating radiator.

Kitchen
12'4" x 7'11" (3.761 x 2.417)
Fitted with wall and base units with contrasting work surfaces over, stainless-steel sink unit with mixer tap, slot for oven, plumbing for washing machine, breakfast bar, storage cupboard and rear entrance door.

Lounge & Dining Room
21'5" x 11'7" (6.540 x 3.544)
Having central heating radiator and duel aspect upvc double glazed windows to both front & rear.

FIRST FLOOR

Landing

Bedroom One
11'7" x 11'7" (3.540 x 3.540)
Having central heating radiator and upvc double glazed window to rear.

Bedroom Two
16'11" x 8'11" (5.179 x 2.721)
With a large walk in cupboard housing the gas boiler, central heating radiator and upvc double glazed window to front.

Bathroom
With a panelled bath having mains shower over, wc, wash hand basin and chrome heated towel rail.

Separate Wc
Having a white wc.

Externally
Externally to the rear is a good sized enclosed garden.

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

https://find-energy-certificate.service.gov.uk/energy-certificate/0927-2824-7297-9701-4051

EPC Grade D

Other General Information
Tenure: Freehold
Gas and Electricity: Mains
Sewerage and water: Mains
Broadband: Superfast Available Highest available upload speed 80mbps Highest available download speed 20Mbps
Mobile Signal/coverage: Good with EE, Vodaphone, 3 and O2, we recommend you contact your provider to confirm coverage
Council Tax: Durham County Council, Band: A Annual price: £1,725.04 (Maximum 2026)
Energy Performance Certificate Grade D
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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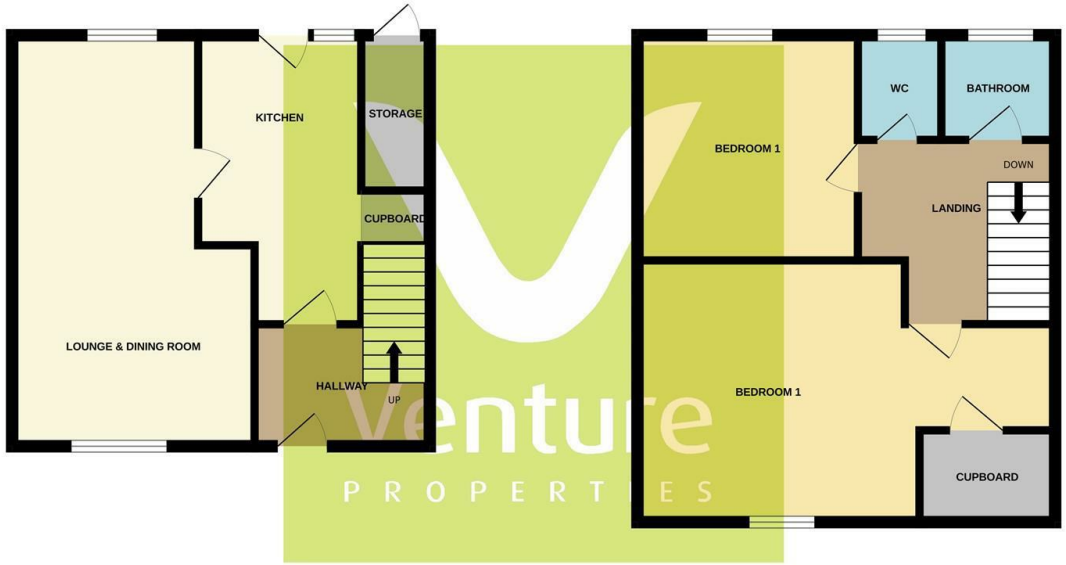
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

Agents Note
We understand there is a charge for communal area maintenance, we understand this is approx £49.95 per quarter.

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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