



Enginemans Terrace

Wear Valley Junction, Crook DL15 8BD

£160,000



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Enginemans Terrace

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- Beautiful Location
- EPC Grade D
- Timber and UPVC Double Glazed

- Two Bedroom Mid Terrace Cottage
- Detached Workshop
- Lounge With Multi Fuel Stove

- Lovely Cottage Garden
- Off Street Car Parking For One Vehicle
- Cloakroom/wc and Shower Room/wc

Nestled in the charming hamlet of Wear Valley Junction, this delightful house on Enginemans Terrace offers a unique blend of historical character and modern convenience. Built in 1845, the property boasts a rich heritage while providing a comfortable living space for contemporary lifestyles.

The house features two well-proportioned bedrooms, making it ideal for small families or couples seeking a peaceful retreat. With two bathrooms, morning routines are made easy, ensuring that everyone has their own space. The inviting reception room serves as a perfect gathering spot, filled with natural light and warmth, creating an atmosphere that is both welcoming and homely.

One of the standout features of this property is the lounge with feature fireplace and a lovely fitted kitchen/dining room, which is designed for both functionality and style. Adjacent to the kitchen, a large separate utility room adds to the practicality of the home, providing ample space for laundry and additional storage.

The stunning location offers panoramic views to both the front and rear of the property, allowing residents to enjoy the beauty of the surrounding countryside. The tranquil setting is perfect for those who appreciate nature and wish to escape the hustle and bustle of city life.

For those with a vehicle, the property includes parking for one car, adding to the convenience of living in this picturesque area, as well as a detached work room. Viewing this property is essential to fully appreciate its charm and the idyllic lifestyle it offers. Don't miss the opportunity to make this lovely house your new home.

Ground Floor

Entrance Porch

Timber front entrance door, timber and glazed structure, decorative tiled floor and panelling to some walls. Timber and glazed door through to

Lounge

14'06 x 14'05 (4.42m x 4.39m)

UPVC double glazed window to the front elevation, open plan staircase to the first floor with understairs storage cupboard, feature timber mantle with inset multi fuel stove and stone hearth, central heating radiator, alcove cupboard and coving to ceiling

Kitchen / Dining Room

14'02 x 12'05 (4.32m x 3.78m)

Extensively fitted with a range of Cream wall and base units, timber working surfaces over, inset one and a half bowl sink unit with mixer taps over, electric cooker point, double central heating radiators, extractor hood, tiled splash backs, oak floor. There is ample space for a large dining table in the centre of the room

Utility Room

16'06 x 6 (5.03m x 1.83m)

With a range of base units, timber working surfaces over, inset belfast sink unit, mixer tap over, plumbing and space for washing machine, double central heating radiators, timber and glazed rear door and fitted cloaks cupboard

Cloakroom/wc

With a wc, wash hand basin in White High Gloss units, double central heating radiators, storage cupboard housing wall mounted LPG gas boiler for domestic hot water

First Floor

Landing

Central heating radiator

Bedroom One

14'04 x 14'03 (4.37m x 4.34m)

UPVC double glazed window, central heating radiator and loft access

Bedroom Two

12'04 x 11' (3.76m x 3.35m)

Timber double glazed window and central heating radiator

Shower Room/wc

Extensively fitted with a large walk in shower cubicle with mains shower, high level wc, pedestal wash hand basin, heated towel rail, opaque timber double glazed window, and storage cupboard

Exterior

Immediately to the front of the property there is a lovely cottage garden, whilst immediately to the rear of the property there is an enclosed yard. Across the rear lane there is a driveway which provides car parking for one vehicle. There is a good sized detached building which was formerly a garage, this now a useful craft room with good lighting, cold water supply and French doors to the garden. There is also a lovely cottage gardens with flower beds, seating area

Energy Performance Certificate

To view the full Energy Performance Certificate please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2453-9292-1555-1664-1416>

EPC Grade D

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Highest available download speed 1800 Mbps Highest available upload speed 220 Mbps

Mobile Signal/coverage: We recommend speaking to your local network provider
Council Tax: Durham County Council, Band: B Annual price: £ 1,966.59 (Maximum 2024)

Energy Performance Certificate Grade: TBC

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 ground water flooding. Very low risk of flooding from seas and rivers

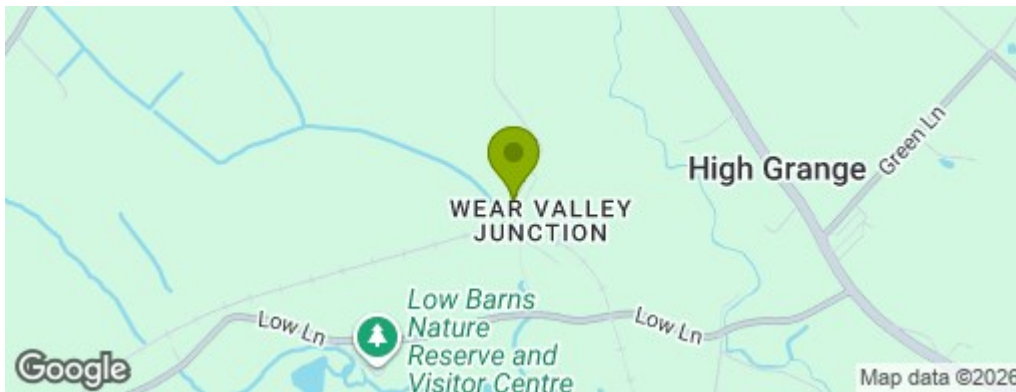
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