



**Wolsingham Road**

Tow Law DL13 4EB

**Chain Free £80,000**





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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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# Wolsingham Road

## Tow Law DL13 4EB



- Three Bedroom Mid Terraced House
- EPC Grade D
- Rear Enclosed Yard

- CHAIN FREE
- Ground Floor Bathroom
- Edge Of The Village

- Kitchen/Diner
- Three Bedrooms To First Floor
- Ideal First Time Buyer Home

Set on the picturesque outskirts of the charming village of Tow Law, this well-presented and chain-free three-bedroom home offers a wonderful blend of modern living in a desirable rural setting. Perfect for those seeking peace and community, the property enjoys easy access to scenic countryside walks and is conveniently located for nearby amenities and transport links.

Step inside to discover a spacious lounge, ideal for relaxing or entertaining family and friends. The heart of the home is the generously sized kitchen dining room, featuring a lovely kitchen. Contemporary units and ample workspace provide everything needed for effortless everyday living and memorable mealtimes.

Upstairs, the property boasts three comfortable bedrooms, each offering ample natural light and flexible accommodation options. The large bathroom great, featuring a separate corner bath and a dedicated corner shower cubicle—perfect for unwinding after a day exploring the local area.

The outdoor space has been thoughtfully designed by the current owners, including a pleasant paved yard, a substantial timber shed, and a log store, making it easy to enjoy alfresco dining or pottering in the garden.

Tow Law offers a range of everyday conveniences, including local shops, traditional pubs, and schools. The surrounding Durham countryside is renowned for its rolling hills and walking trails, while the historic city of Durham, with its iconic cathedral and vibrant cultural scene, is just a short drive away. Excellent road links make it easy to reach Bishop Auckland and the A68 for further travel across the region.

This attractive and versatile home is now available to view—arrange your appointment today and discover all it has to offer.

### GROUND FLOOR

#### Entrance Hallway

Composite front entrance door and stairs to first floor.

#### Lounge

15'01 x 12'01 (4.60m x 3.68m)

Having uPVC double glazed window, central heating radiator, Inglenook style fireplace with stone inset mantle and hearth, housing multifuel burner. Understairs, large storage cupboard with lighting.

#### Kitchen & Dining Room

15'06 x 11'05 (4.72m x 3.48m)

With a range of fitted wall and base units with contrasting laminate work surfaces over, composite sink unit with mixer tap, integrated eye level electric oven & microwave, integrated gas hob and extractor over, tiled splashbacks, breakfast bar, plumbing and space for washing machine, tiled floor, UPVC double glazed window, spot lighting to ceiling, ample space for dining table as required

#### Rear Lobby

With uPVC entrance door and tiled flooring.

#### Ground Floor Bathroom/WC

Cornor panelled bath, curved shower cubicle, tiled, with electric shower, wc, wash hand basin, tiled splashbacks, central heating radiator, two opaque UPVC double glazed windows.

### FIRST FLOOR

#### Landing

Having loft hatch with a drop ladder, the seller has informed us the loft is boarded.

#### Bedroom One

15'02 x 12'00 (4.62m x 3.66m)

With uPVC double glazed window, central heating radiator, two built in storage cupboards, one housing combi gas boiler

#### Bedroom Two

8'05 x 8'01 (2.57m x 2.46m)

With uPVC double glazed window, central heating radiator, fitted wardrobes and over bed storage to one wall

#### Bedroom Three

8'5" x 8'1" (2.579 x 2.489)

With uPVC double glazed window, central heating radiator, fitted wardrobes to one wall.

#### Externally

To the rear is a pleasant yard, paved, with large timber storage shed and coal store. There is a walled and wrought iron gate boundary.

#### Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/9738-7932-7209-5753-1920>

EPC Grade D

#### Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast Highest available download speed 80 Mbps Highest available upload speed 20 Mbps

Mobile Signal/coverage: We would recommend speaking to your provider  
Council Tax: Durham County Council, Band: A. Annual price: £1,682.44 (Maximum 2024)

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 and flooding from the rivers and the sea.

This property has been vacant for a number of months, additional council tax charges may be payable upon completion.

Disclaimer

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## Property Information

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