



## Mill Race

Wolsingham DL13 3BW

Offers Over £180,000





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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# Mill Race

## Wolsingham DL13 3BW



- Three Bedroom Family Home
- EPC Grade C
- Fully UPVC Double Glazed

- Open Plan Living Space
- First Floor Shower Room
- Gas Central Heating

- Ground Floor WC
- Enclosed Rear Yard
- Village Location

This delightful three-bedroom family home located in the heart of Wolsingham, offers a perfect blend of comfort and convenience. The property is designed for modern living with an open plan layout that creates a spacious and inviting atmosphere.

The home is ideally situated close to local amenities, ensuring that shops, schools, and recreational facilities are just a short stroll away. For those who commute, the property boasts excellent transport links, making it an ideal choice for families and professionals alike.

One of the standout features of this residence is its low maintenance design, allowing you to spend more time enjoying your home and less time on upkeep. This property is perfect for those seeking a practical yet stylish living space in a vibrant community.

Whether you are a first-time buyer or looking to settle down with your family, this home in Wolsingham is a wonderful opportunity not to be missed. Come and experience the charm and convenience of this lovely property for yourself.

### Ground Floor

#### Storage Area

15'1" x 8'8" (4.60 x 2.66)

Currently used as a utility room. Accessed via a UPVC entrance door, this area originally a car port the current vendors have enclosed this area to make a better use of space for their needs. Having Plumbing for washing machine and further UPVC door leading to the rear court yard.

#### Living Kitchen Diner

15'9" x 26'1" (4.82 x 7.96)

The kitchen area is fitted with a range of base units, laminate work surfaces over and tiled splashbacks, integrated oven and electric hob with extraction fan over and dishwasher, one and half bowl stainless steel sink unit with UPVC window above. There is ample space for a family dining table, a lovely lounge seating area with the focal point being a tiled inglenook to matching the tiled splashbacks in the kitchen area. This room is floored with natural light from three UPVC windows,

warmed by a central heating radiator and having a door leading to the rear entrance. Stairs rise to the first floor with access to a useful under stair storage cupboard.

#### Rear Entrance

Having UPVC door to the rear court yard.

#### Ground Floor WC

Fitted with macerator WC and wash hand basin.

#### First Floor

##### Landing

Stairs rise from the open plan living, kitchen diner and provide access to the first floor accommodation and the loft. Central heating radiator.

##### Bedroom One

12'3" x 13'0" (3.75 x 3.97)

Located to the front elevation of the property having UPVC window and central heating radiator.

##### Bedroom Two

12'3" x 7'4" (3.75 x 2.24)

Also located to the front elevation of the property having UPVC window and central heating radiator.

##### Bedroom Three

8'3" x 10'11" (2.53 x 3.35)

Having UPVC window, central heating radiator and fitted wardrobes.

##### Shower Room/WC

Fitted with a three piece suite comprising double walk in shower, WC and wash hand basin with vanity storage below, partially tiled, central heating radiator and UPVC window.

##### Exterior

To the rear of the property is an enclosed court yard 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/9868-7012-6289-4081-8964>

EPC Grade C

### Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

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

Mobile Signal/coverage: We would recommend speaking to your provider to discuss this further.

Council Tax: Durham County Council, Band: C. Annual price: £2,281.48 (Maximum 2025)

Energy Performance Certificate Grade C

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 sea

Conservation area: Yes, Wolsingham. Designated: 1975

#### Disclaimer

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### Property Information

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