Station Street

Tow Law DL13 4DT

Chain Free £95,000

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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Station Street

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x 2 x 1 x 1

- Fully Renovated Two Bedroom Terraced Home
- EPC Grade D
- First Floor Bathroom
- CHAIN FREE
- Useful Integral Garage To Rear
- Newly Carpeted
- Lovely Kitchen & Utility Room
- Ground Floor Cloaks Wc
- Ready To Move Into

This lovely renovated terraced home is presented to an exceptional standard, offering modern comforts and inviting spaces throughout. Set just a short stroll from beautiful countryside, this property is ideal for those seeking a tranquil setting while remaining within easy reach of a friendly, welcoming community.

Step inside to discover a bright and airy interior, featuring two generously sized double bedrooms, perfect for couples, young families, or those requiring guest accommodation or home office space. The home boasts a stylishly appointed bathroom upstairs, complemented by the convenience of a ground floor WC.

The spacious living areas flow seamlessly, with newly fitted carpets adding warmth and a fresh, contemporary feel underfoot. A modern utility room provides practicality for busy household routines, allowing laundry and storage to be kept neatly out of sight. Storage is further enhanced by a fully boarded loft with a drop-down ladder—ideal for keeping belongings organised with ease.

To the rear, one will find a private garage, offering secure parking or additional storage options. The property is offered chain-free, enabling a smooth and swift transition for the prospective buyer.

Tow Law itself is renowned for its picturesque rural walks, community spirit, and easy access to nearby amenities and commuter links. Local shops, schools, and village facilities are close at hand, while the surrounding countryside provides ample opportunities for outdoor pursuits.

This truly impressive home has been renovated with care and attention to detail, representing an outs

GROUND FLOOR

Entrance Hallway
Via upvc door and laminate flooring.

Lounge
15'10" x 11'0" (4.851 x 3.369)
With a feature fireplace housing electric fire, central heating radiator and uPVC double glazed window to front.

Kitchen
11'6" x 10'1" (3.523 x 3.085)
Fitted with a lovely new kitchen comprising of wall and base units with contrasting work surfaces over, sink unit with drainer and mixer tap, integrated electric oven and electric hob with extraction hood over, , space for fridge freezer, vertical radiator, storage cupboard and uPVC double glazed window to rear.

Utility Room
11'5" x 6'0" (3.480 x 1.835)
Fitted with wall and base units having contrasting work surfaces over, plumbing for washing machine and tumble dryer, wall mounted gas boiler and uPVC double glazed door to rear.

Ground Floor Cloaks WC
Having a wash hand basin and wc.

FIRST FLOOR

Landing
Landing Fully boarded loft with radiator and power. With loft hatch having drop down ladder

Bedroom One
13'5" x 11'1" (4.111 x 3.389)
Having two fitted wardrobes, central heating radiator and uPVC double glazed window to front.

Bedroom Two
11'3" x 8'0" (3.450 x 2.439)
Having Fitted wardrobe, central heating radiator and uPVC double glazed window to rear.

Bathroom/WC
Fitted with a new white suite comprising of panelled bath with mains shower over, wc, wash hand basin and chrome heated towel rail.

Externally
Externally To the rear is an enclosed, gravelled yard with a seating area and a single garage.

Garage
13'0" x 9'4" (3.982 x 2.866)
The garage has an integral door to the utility room as well as a roller shutter door externally. Previously used as a gym.

Other General Information
Tenure: Freehold
Gas and Electricity: Mains
Sewerage and water: Mains
Broadband: Superfast Highest available download speed Superfast 80 Mbps Highest available upload speed 20 Mbps
Mobile Signal/coverage: We recommend speaking with your local network provider
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 and flooding from 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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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/0055-1211-1205-2651-0304?print=true

EPC Grade D

GROUND FLOOR
585 sq.ft. (54.3 sq.m.) approx.

1ST FLOOR
370 sq.ft. (34.4 sq.m.) approx.

TOTAL FLOOR AREA : 955 sq.ft. (88.7 sq.m.) approx.

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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