



**Lydgate Avenue**

Wolsingham DL13 3LJ

**Chain Free £150,000**



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# Lydgate Avenue

Wolsingham DL13 3LJ



- Three Bedroom Semi Detached Home
- EPC Grade C
- Good Sized Garden

- CHAIN FREE
- Requires Modernisation
- Gas Central Heating

- Two Reception Rooms
- Corner Plot
- Viewing Via Appointment Only

A popular estate in the town of Wolsingham, Bishop Auckland, this semi-detached house presents an excellent opportunity for those seeking a project to make their own. This three-bedroom ex-council home is offered chain-free, allowing for a smooth and straightforward purchase process.

Upon entering, you will find two spacious reception rooms that provide ample space for both relaxation and entertaining. The layout offers flexibility, making it easy to adapt the space to suit your lifestyle. The property features three well-proportioned bedrooms, perfect for families or those needing extra room for guests or a home office.

The bathroom and separate wc while functional, is ready for a modern touch, allowing you to create a sanctuary that reflects your personal style. The house is ripe for renovation, giving you the chance to transform it into your dream home.

Outside, the good-sized garden offers a blank canvas for gardening enthusiasts or families looking for a safe space for children to play. With potential for landscaping or even extending the property (subject to planning permission), the outdoor space is a significant asset.

This property is ideally located in a friendly community, with local amenities and schools within easy reach. Whether you are a first-time buyer, a growing family, or an investor, this semi-detached home on Lydgate Avenue is a fantastic opportunity to create a residence tailored to your needs. Don't miss the chance to explore the potential this property has to offer.

## Ground Floor

### Entrance Hallway

Having storage cupboard, upvc door and stairs to first floor.

### Lounge

13'11" x 11'8" (4.267 x 3.573)

With feature fireplace housing gas fire, central heating radiator and uPVC double glazed window to front.

### Dining Room

14'0" x 9'5" (4.287 x 2.888)

Having storage cupboard, central heating radiator and uPVC double glazed window to front.

### Kitchen

10'5" x 8'1" (3.191 x 2.471)

Basic fitted kitchen Having wall and base units with contrasting work surfaces over, stainless steel sink unit; plumbing for washing machine and space for fridge freezer, timber rear entrance door.

### Rear Porch

With upvc window and door to rear.

### First Floor

### Landing

Having storage cupboard and uPVC double glazed window to rear.

### Bedroom One

14'1" x 11'8" (4.301 x 3.569)

Having central heating radiator and two upvc double glazed windows to front.

### Bedroom Two

9'5" x 13'4" (2.892 x 4.066)

Having wall mounted gas boiler, central heating radiator and uPVC double glazed window to front.

### Bedroom Three

10'2" x 7'6" (3.099 x 2.289)

With central heating radiator and uPVC double glazed window to side.

### Bathroom

Fitted with a panelled tin bath and wash hand basin.

### Separate WC

Having wc.

## Externally

The property sits on a generous corner plot with gardens to three sides and green house.

There are two outhouses to the rear.

## Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/2673-3061-9204-5586-5204>

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: A. Annual price: £1,711.11 (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

## Disclaimer

The preceding details have been sourced from the seller, OntheMarket.com and other third parties. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Venture Properties (Crook) Limited cannot accept liability for any information provided.



While 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 price, options and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with floorplan 3.0.0.0



## Property Information

**01388 741174**

5 South Street, Crook, DL15 8NE  
[crook@venturepropertiesuk.com](mailto:crook@venturepropertiesuk.com)