



12 Weardale Crescent | Tow Law | Bishop Auckland | DL13 4EL

We are pleased to offer to the market this two bedroom semi-detached property situated in a quiet village on a small residential estate commanding outstanding views over open countryside. Briefly comprising; entrance vestibule, lounge, kitchen, rear hall and W/C to the ground floor, two double bedrooms and family bathroom to the first floor. Externally there is off street parking, large side garden and small rear garden. Potential for extension subject to necessary planning consents

Offers In Region Of £40,000

- CHAIN FREE
- LARGE PLOT, GARDENS, OFF STREET PARKING
- POTENTIAL FOR EXTENSION
- FABULOUS VIEWS, VILLAGE LOCATION
- 2 DOUBLE BEDROOMS



Property Description

DESCRIPTION

Occupying a substantial corner plot in a small residential housing estate in the Village of Tow Law. The property is chain free and would be ideal for an investor or first time buyer.

ENTRANCE VESTIBULE

Hardwood door opening into entrance vestibule with stairs rising to first floor and door to the lounge.

LOUNGE

12' 10" x 11' 10" (3.92m x 3.63m) Bright living space boasting a chimney breast with feature fireplace housing a coal effect fire. Neutral décor, walnut effect laminate flooring, gas central heating radiator, large UPVC double glazed window to the front, a large full height storage cupboard and a small under stair cupboard, door to the kitchen

KITCHEN

13' 10" x 5' 10" (4.24m x 1.78m) Long galley kitchen with a range of eye level and base units, space and connection for electric oven, plumbing and space for washing machine, space for under counter fridge however there is a cupboard in the rear hall big enough to have a larder fridge/freezer. Neutral décor, gas central heating radiator, large UPVC double glazed window to the rear elevation, vinyl flooring and door to the rear hall.

REAR HALL

Rear hall providing access to a large cupboard/larder, W/C and access to the side of the property via hardwood door

W/C

Low level W/C, gas central heating radiator and vinyl flooring.

LANDING

Stairs rising to first floor landing providing access to both double bedrooms and the family bathroom. Plain carpet to the stairs, vinyl flooring to the landing, UPVC double glazed window to the side aspect

BEDROOM

17' 0" x 10' 0" (5.2m x 3.05m) (Measurements are the largest part of the room into both alcoves, these reduce down from 17' to 14') Generous double bedroom to the front elevation commanding panoramic views over open countryside. Neutral décor, plain carpet, gas central heating radiator and large UPVC double glazed window

BEDROOM 2

10' 6" x 8' 11" (3.21m x 2.74m) Second double bedroom situated to the rear of the property also having a pleasant outlook. Neutral décor, walnut effect vinyl flooring, gas central heating radiator, UPVC double glazed window and cupboard housing the boiler

BATHROOM

6' 2" x 5' 11" (1.88m x 1.81m) Three piece white suite comprising; panelled bath, close coupled W/C and wash hand basin, tiled upstands, frosted UPVC double glazed window, gas central heating radiator and vinyl flooring

EXTERNALLY

To the front of the property there is a paved area providing off street parking for one car, there is also a large garden to the front and side and a small garden to the rear.



Tenure

Leasehold

Council Tax Band

A

Viewing Arrangements

Strictly by appointment

Contact Details

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EPC TO FOLLOW

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements