**Bridge Street, Tow Law, DL13 4LE**
**2 Bed - House - Mid Terrace**
**£125,000**

ROBINSONS
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# Bridge Street
# Tow Law, DL13 4LE

Robinsons are excited to offer to the market this truly stunning two bedroom house which in recent years has undergone a programme of refurbishment and has been finished to a beautiful standard with stylish decoration, and fixtures and fittings throughout. The house has had an electric re-wire, new gas combination boiler, UPVC double glazed windows and composite front door. There is underfloor heating in the kitchen and bathrooms and inset ceiling speakers in the lounge, dining room, kitchen and first floor landing.

The internal accommodation comprises; spacious lounge with attractive staircase to the first floor landing, exposed stone chimney breast with inset log burning stove. Dining room with ample space for dining table and French doors to the rear yard. Re-fitted kitchen which is fitted with a quality range of wall, base and drawer units with integral appliances, including five ring gas hob, double oven and microwave, dishwasher and space for fridge/freezer. Useful utility room with space and plumbing for an automatic washing machine and tumble dryer. Shower room which is fitted with a three piece suite, including a walk in shower enclosure with mains shower and shower screen, wash hand basin and WC.

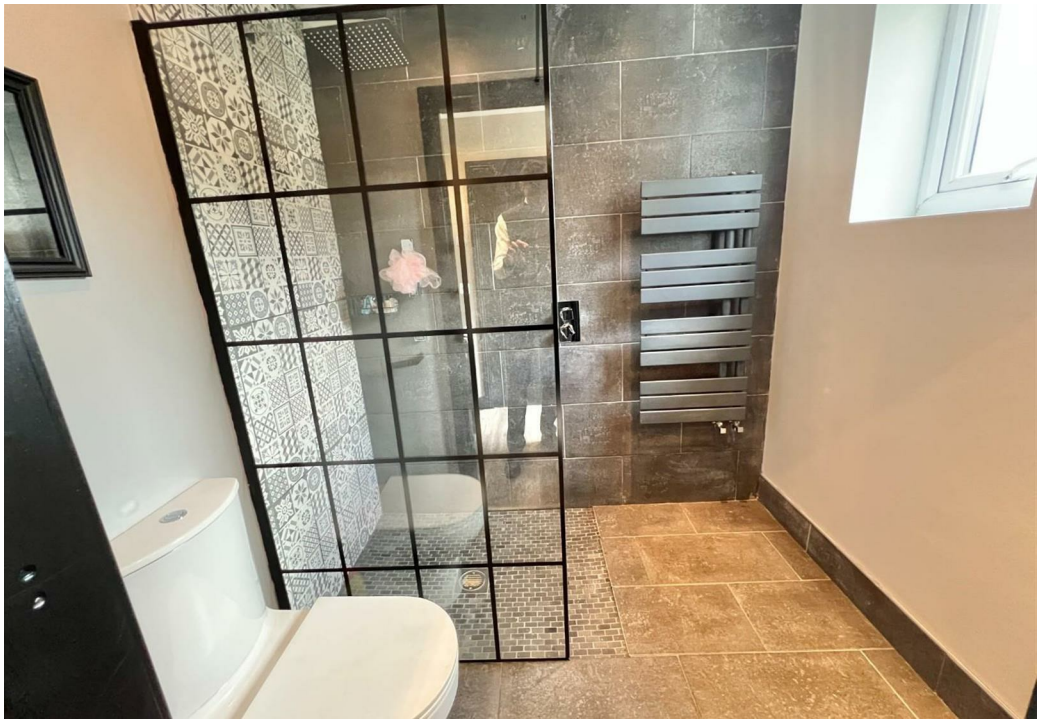
To the first floor there are two double bedrooms with the main having access to the over stairs storage cupboard which has a fold away staircase leading to the attic. To conclude the accommodation there is a family bathroom with three piece suite including bath, wash hand basin in vanity unit and WC.

Outside there is a enclosed yard which has been designed for easy maintenance with a decked patio area with gates access. There are electric points. The garage has an electric, remote control door.

We feel an internal viewing is a must to fully appreciate this property, please contact Robinsons today to arrange yours.

FARM
WHEN
LOOK FOR STARS

WHEN IT RAINS LOOK FOR RAINBOWS
WHEN IT'S DARK LOOK FOR STARS



**Agents Notes**
Council Tax: Durham County Council, Band A - Approx. £1748.00 p.a
Tenure: Freehold

Property Construction – Standard
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains (not metered)
Sewerage – Mains
Heating – Gas Central Heating
Estimated Mobile phone coverage – Please refer to the Ofcom Website - https://www.ofcom.org.uk
Estimated Broadband Download speeds – please refer to the Ofcom Website – https://www.ofcom.org.uk

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.
Selective licencing area – yes
Probate – NA
Rights & Easements – None known, check with seller
Flood risk – refer to the Gov website - https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – refer to the Gov website - https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – check with seller
Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.
Accessibility/Adaptations – any alterations or conversions etc.
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

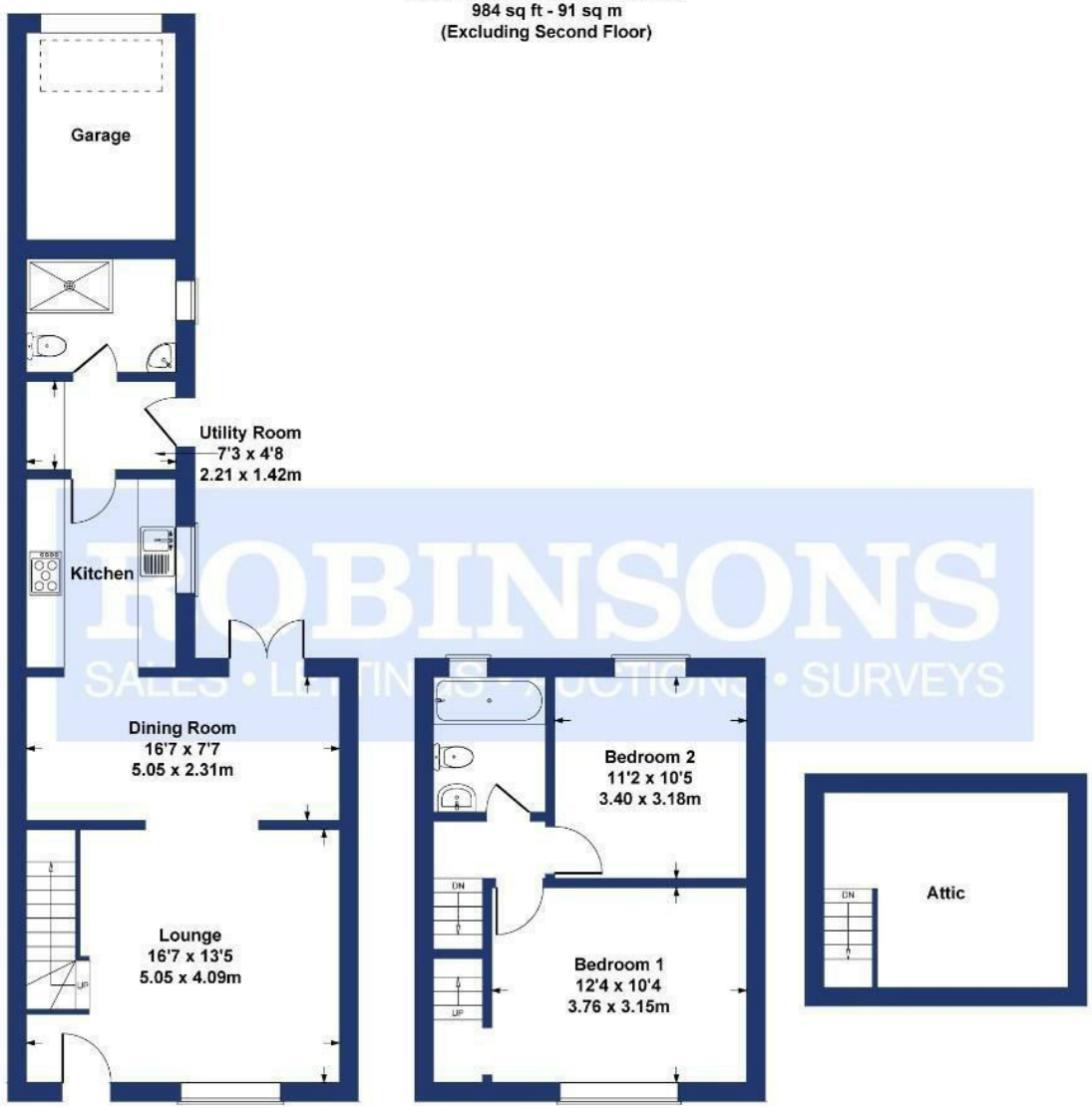
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

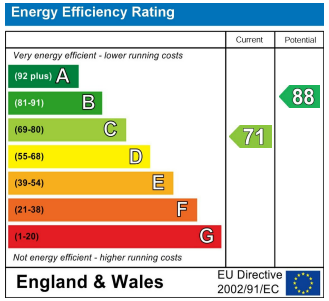
WM13 GKN

# Bridge Street Tow Law

Approximate Gross Internal Area
984 sq ft - 91 sq m
(Excluding Second Floor)




GROUND FLOOR FIRST FLOOR SECOND FLOOR




**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2022

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

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