





Highfields, Tow Law, DL13 4BA

3 Bed - House

£110,000

ROBINSONS

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* NO FORWARD CHAIN *

Robinsons are delighted to present to the sales market this well-presented three-bedroom mid-terrace home, offered with the benefit of no forward chain. The property features off-road parking and an enclosed rear garden, making it an ideal purchase for families, first-time buyers, or investors alike.

The accommodation briefly comprises: An entrance hallway with staircase to the first-floor landing, a spacious lounge with front-facing window, and an inner hallway providing access to a cloakroom/WC. A modern kitchen/dining room offers a range of wall, base, and drawer units with an integrated oven and hob, space for additional appliances, and room for a dining table. French doors open out to the enclosed rear garden, creating a lovely indoor-outdoor flow.

To the first floor:
There are three well-proportioned bedrooms and a family bathroom fitted with a three-piece suite.

Externally:
The property boasts a driveway and lawned front garden, while to the rear there is a private, enclosed garden mainly laid to lawn - ideal for outdoor relaxation or family activities.

Situated in Highfields, a modern residential development in Tow Law, the home enjoys a convenient location close to local schools, amenities, and regular bus links.

Early viewing is strongly recommended.

Contact Robinsons today for further information or to arrange an internal inspection.

AGENTS NOTES
Council Tax: Durham County Council, Band A Approx. £1748.00
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 – being applied for n/a
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 £42 (inc. VAT) per individual purchaser applies for carrying out these checks.











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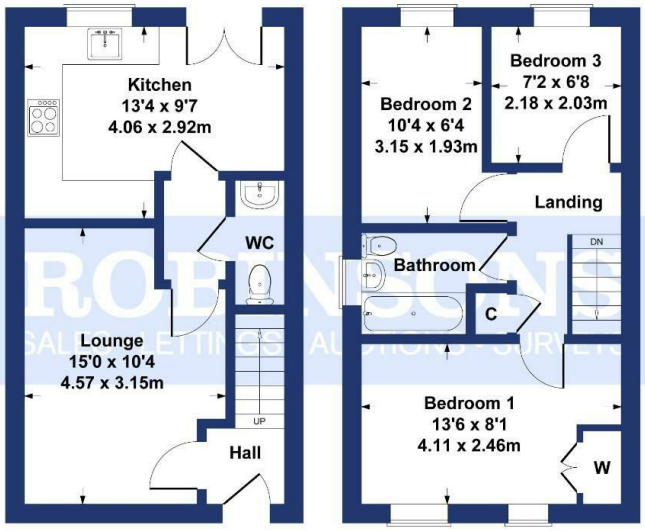
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Highfields Tow Law

Approximate Gross Internal Area
686 sq ft - 64 sq m

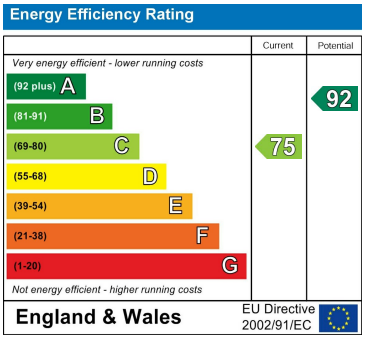


GROUND FLOOR FIRST FLOOR

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. 2025



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Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.