



Deerness Estate, Tow Law, DL13 4AR  
3 Bed - House - Semi-Detached  
£125,000

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## Deerness Estate Tow Law, DL13 4AR

Welcome to this charming, three bedroom semi-detached house which enjoys a generous size rear garden. The house is well presented throughout and benefits from being warmed by a gas combination boiler and has UPVC double glazed windows.

As you step inside, you'll be greeted by a beautifully presented interior which comprises; welcoming hallway with staircase to the first floor landing. Lounge with window overlooking the rear garden. Kitchen, which is fitted with a range of wall, base and drawer units with space for appliances and dining table. Ground floor wet room and useful utility room.

To the first floor there are three good size bedrooms, two of those having built in storage space. Bathroom with three piece suite.

Outside the house has well maintained gardens to both front and rear, which are mostly laid to lawn with flower beds and mature hedging.

Tow law offers a range of amenities, primary schooling and bus links. Its a short drive away from busier towns and cities, including Bishop Auckland and Durham City Centre. Tow Law is surrounded by an abundance of countryside views and walks and Weardale is also a short distance away.

Contact Robinsons for further information or to arrange an internal viewing.













### Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas central heating

EPC Rating: D

Tenure: Freehold

Council Tax Band: A

Annual Price: £1,701

Broadband

Basic 18 Mbps

Superfast 80 Mbps

Mobile Signal: Average/Good

### Disclaimer

The preceding details have been sourced from the seller and OntheMarket.com. 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. Robinsons cannot accept liability for any information provided.

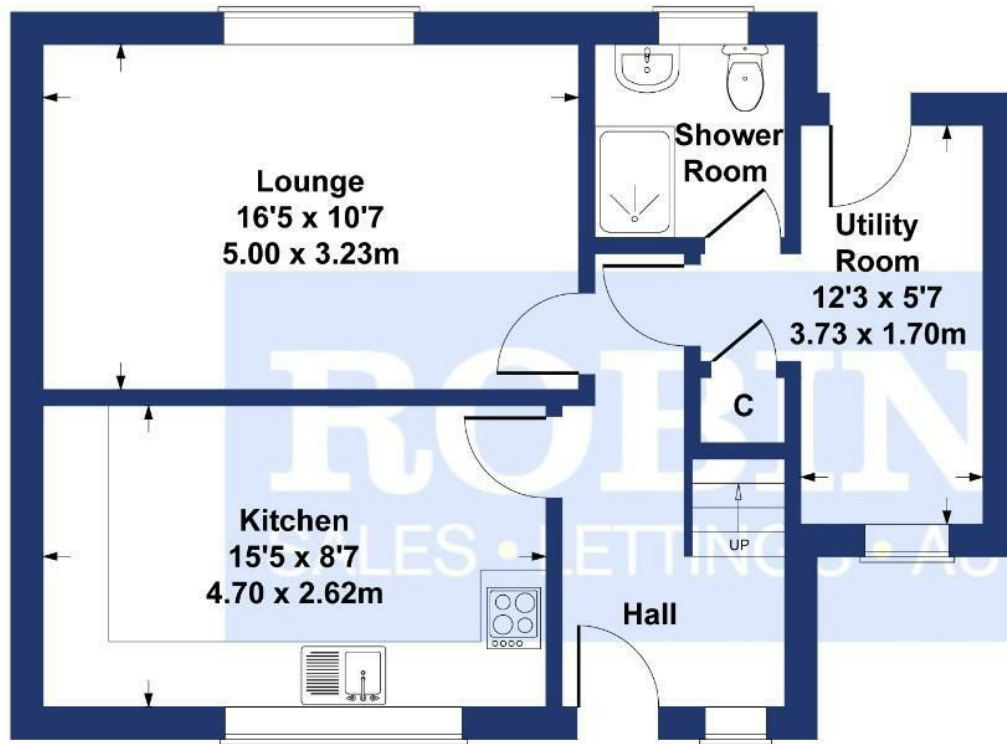




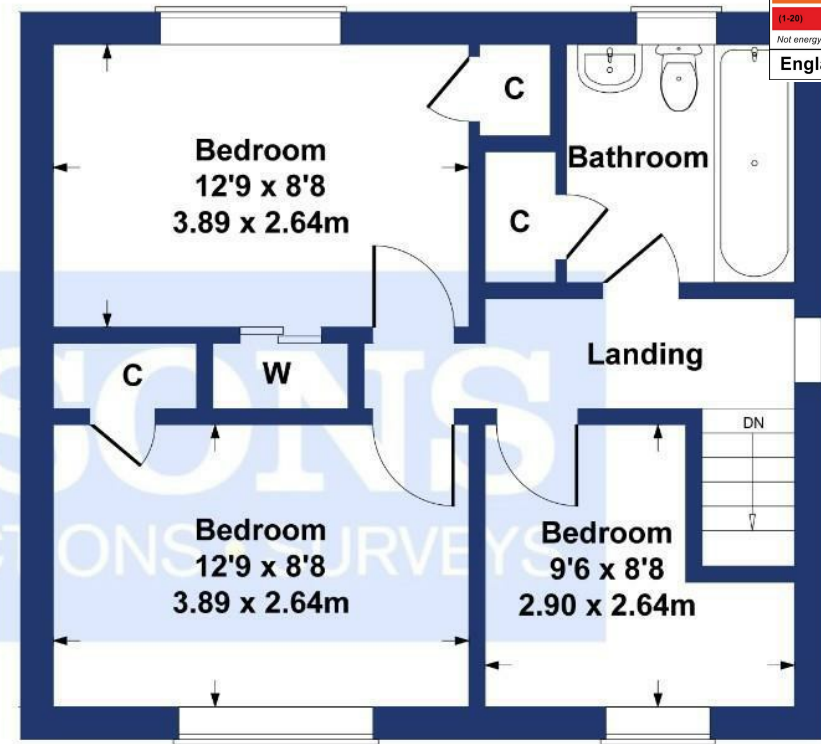
# Deerness Estate Tow Law

Approximate Gross Internal Area  
1001 sq ft - 93 sq m

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (82 plus) <b>A</b>                          |         | <b>83</b>               |
| (81-81) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |



**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

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.

