



High Street, Tow Law, DL13 4DH  
2 Bed - House - Mid Terrace  
£104,500

**ROBINSONS**  
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## High Street Tow Law, DL13 4DH

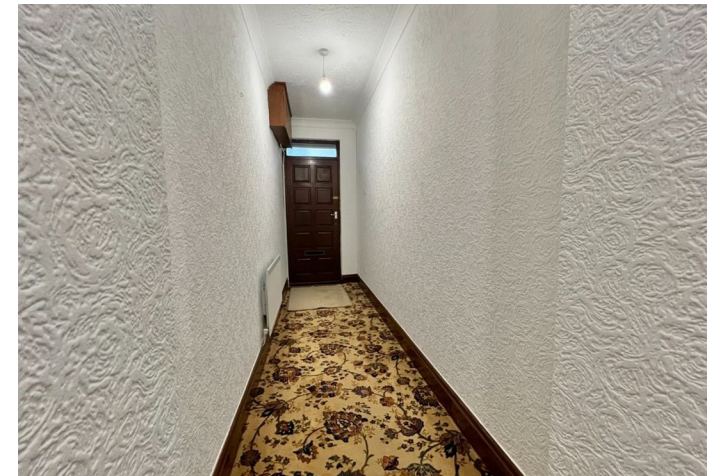
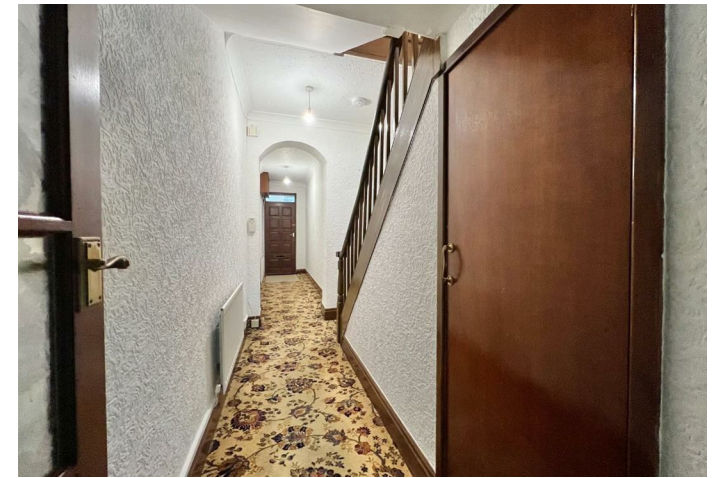
\* NO FORWARD CHAIN \* OFF ROAD PARKING \*

Robinsons are delighted to bring to the sales market, with the benefit of no forward chain, this charming two double bedroom mid-terrace home, enjoying an open aspect to the rear and the advantage of off-road parking. The property has been well maintained over the years and features a modern fitted bathroom suite, double-glazed windows throughout, and gas central heating via a Baxi boiler. Subject to the necessary planning permissions and consents, there may be potential to create a second-floor extension above the kitchen, providing an additional room.

The internal accommodation briefly comprises: an entrance hallway with staircase leading to the first floor and useful understairs storage cupboard. There are two generous reception rooms, separated by sliding glazed doors, with an open fire creating a focal point. Patio doors provide access to the rear of the property. The kitchen is extensively fitted with a range of wall, base, and drawer units, with space for appliances including an integrated hob and oven. Two windows offer pleasant views over the rear aspect.

To the first floor are two well-proportioned bedrooms, both comfortably accommodating double beds and additional furniture. The re-fitted bathroom features a contemporary four-piece suite comprising a freestanding bath, separate shower cubicle, wash hand basin, and WC, finished with modern fixtures and fittings. The landing benefits from a rear-facing window and a large airing cupboard with loft hatch.

Externally, the property offers a patio area directly accessible from both the dining room patio doors and the kitchen's external door, ideal for outdoor seating during the summer months. Steps lead down to a further hardstanding area, suitable for off-road parking, enclosed by timber gates. Additional storage is available beneath the upper patio area.













### LOCATION

High Street, Tow Law is conveniently located within easy reach of local amenities, schooling, and everyday services. The area is well positioned for access to Crook, Bishop Auckland, and Durham City Centre, which together offer an extensive range of shopping facilities, supermarkets, leisure amenities, restaurants, healthcare services, and well-regarded schools. Excellent transport links provide straightforward commuting to surrounding towns and villages, making this an ideal location for a variety of buyers, including first-time purchasers, professionals, and those seeking a balance between town convenience and countryside living.

### Agent 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 – 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 – No

Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – No

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

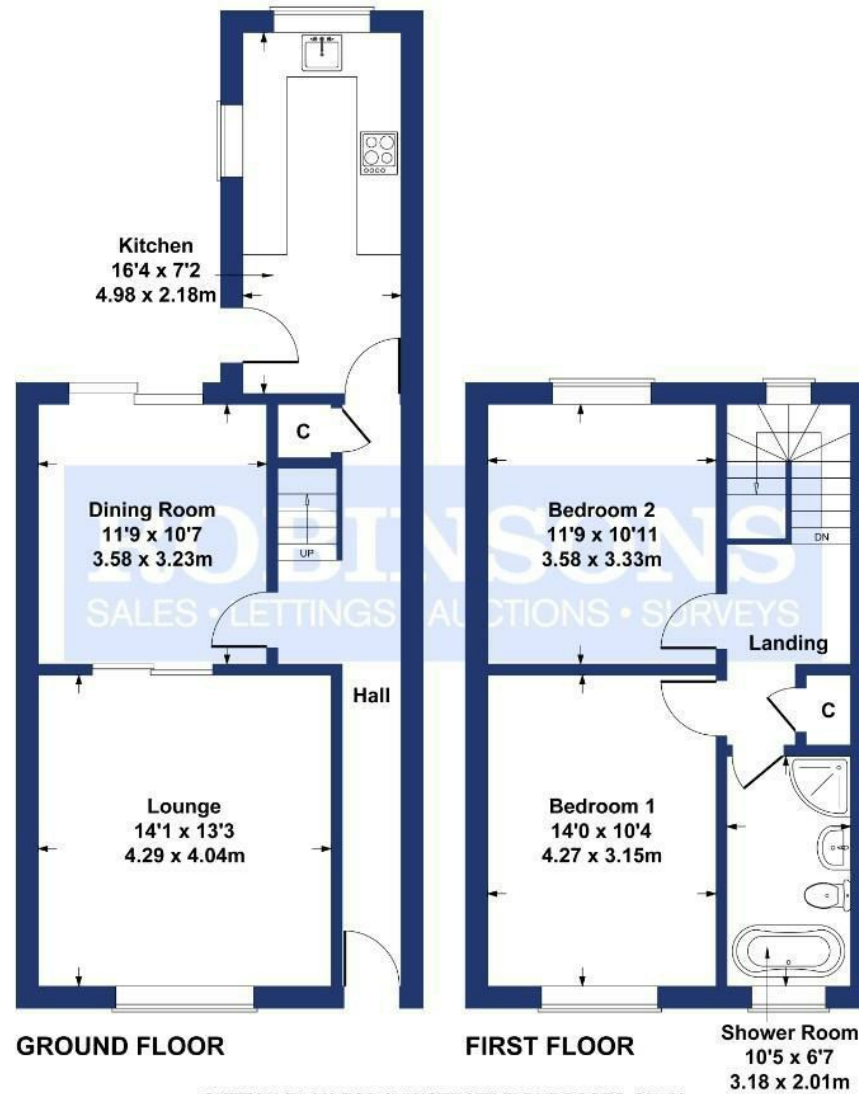
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from 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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



# High Street Tow Law

Approximate Gross Internal Area  
985 sq ft - 92 sq m



## 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. 2026

| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>87</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            | <b>66</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 |

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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