



Fir Tree, Tow Law, DL13 4NW
3 Bed - Bungalow - Detached
£475,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Fir Tree Tow Law, DL13 4NW

* LARGE PLOT WITH OUTBUILDINGS WHICH IS APPROXIMATELY 0.75 ACRES * AMPLE OFF ROAD PARKING AND DOUBLE GARAGE * LARGE HOME WITH FURTHER POTENTIAL * RARELY AVAILABLE * VIEWING HIGHLY RECOMMENDED *

We are excited to offer for sale this rarely available three bedroom detached bungalow which sits on a generous size plot surrounded by established gardens. The property has ample off road parking, double garage and out buildings which have potential for conversion (with the correct planning and consent). The property has attractive features throughout, including exposed wooden beams, solid wood internal doors and it is warmed by oil central heating and has double glazed windows.

The internal accommodation comprises; entrance hallway, Kitchen/dining room which has a range of bespoke fitted wall, base and drawer units with solid wood 'Butcher Block' working surfaces with inset 'Belfast' sink unit, space for range cooker and dining table. Useful utility room with space and plumbing for automatic washing machine, tumble dryer and fridge/freezer. Spacious lounge with windows to the front aspect over looking the garden.

The main hallway then leads to two bedrooms and a family bathroom with three piece suite. The main bedroom is a good size double with en-suite shower room and has its own reception room with French doors to the gardens, this would also be ideal for a hobby or office room.

Outside the gardens are well stocked with mature trees, hedges and plants and surround the property to three sides, and have several different private areas, which extends to approx 3/4 of acre. At the rear there are large outbuildings which would be ideal for conversion. The front of the house has a large block paved driveway allowing off road parking for multiple cars and leads to a large double garage.

The property is well positioned between Crook and Tow Law, both towns offering a range of shopping facilities and schooling.













VIEWING

Viewings come highly are recommended and are strictly by appointment only, please contact Robinsons to arrange yours.

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Oil central heating

Tenure: Freehold

EPC Rating: F

Durham Council Tax Band: E

Annual Price:

£2,693 (min)

Broadband

Basic

11 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.



Cherry Tree Cottage, Helme Park

Approximate Gross Internal Area
2763 sq ft - 257 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. 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	34	
(1-20) G		
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.



Royal Corner, Crook, County Durham, DL15 9UA
Tel: 01388763477
info@robinsonscrook.co.uk
www.robinsonsestateagents.co.uk

