





High Street, Tow Law, DL13 4DL
4 Bed - House - Mid Terrace
£1,200 Per Calendar Month

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

UNDER APPLICATION NOT AVAILABLE

Robinsons are delighted to offer to the rental market this beautifully refurbished and exceptionally spacious four-bedroom family home, finished to a luxurious standard throughout. The property has undergone an extensive programme of improvements, including a new roof, complete electrical rewire, new gas central heating system, replacement windows and a comprehensive internal refurbishment, creating a stylish and comfortable home ready to move into.

One of the property's standout features is the impressive second-floor principal bedroom suite, complete with fitted wardrobes, a Juliet balcony enjoying far-reaching countryside views and a superb en-suite shower room. Further benefits include two reception rooms, a stunning fitted kitchen, separate utility room, ground-floor shower room and a beautifully appointed family bathroom.

The spacious accommodation briefly comprises: welcoming entrance hallway with bespoke built-in storage, family room, separate lounge with solid fuel stove and French doors opening onto the rear garden, impressive kitchen with a range-style cooker and integrated dishwasher, utility room and ground-floor shower room. To the first floor are three well-proportioned bedrooms and a stylish family bathroom. The second floor provides a useful office/study area with built-in storage, leading to the impressive principal bedroom suite.

Externally, the property enjoys a generous enclosed rear garden with lawn and paved patio, ideal for outdoor relaxation and entertaining. A resin driveway to the front provides convenient off-road parking.

The property is situated in the popular County Durham town of Tow Law, on the gateway to Weardale, offering attractive surrounding countryside whilst remaining conveniently located for Crook, Bishop Auckland and Durham City. The town provides a range of everyday shopping facilities, a primary school and public transport links.

Contact Robinsons to arrange an internal viewing

Agent Notes
Council Tax: Durham County Council, Band A - Approx. £1748 p.a
Tenure: Freehold
Estate Management Charge – NA

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
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
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 – NA
Planning Permission – Nothing in the local area to affect this property that we are aware of.
Accessibility/Adaptations – NA
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.

Redress
For Redress we subscribe to the Property Redress Scheme (PRS) – Premiere House, 1st Floor, Elstree Way, Borehamwood, Hertfordshire WD6 1JH











OUR SERVICES

Mortgage Advice

Conveyancing

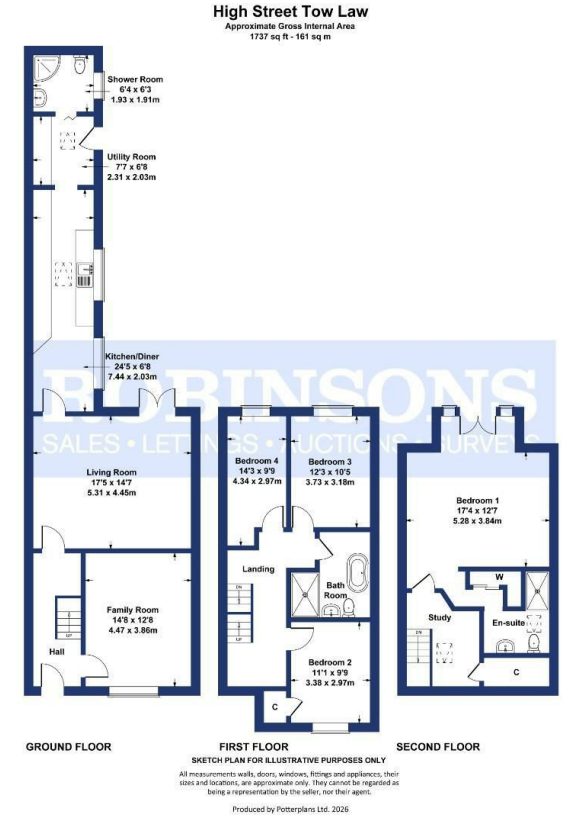
Surveys and EPCs

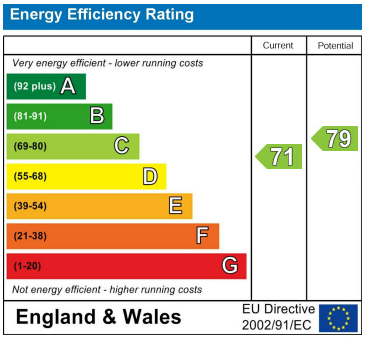
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager





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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.