



The Towers, Witton le Wear, Bishop Auckland
Offers In The Region Of £125,000

Vickers
& Barrass

— Est. 1973 —

Land and Estate Agents

The Towers, Witton le Wear

Vickers & Barrass are pleased to offer for sale a 1 bedroom ground floor apartment set in the grounds of Witton Towers a Grade II listed building. The property is located to the western end of the village and benefits from a communal garden and parking. The property is sold fully furnished including the kitchen contents. SOLD WITH VACANT POSSESSION AND NO ONWARD CHAIN.

LOCATION

Witton-le-wear benefits from two public houses and a primary school rated as an outstanding school by Ofsted in 2013. Other local amenities are available in the near-by village of Howden-le-Wear approximately 1.8 miles north with local shops and a petrol station. 3.5 miles north of the village is Crook Market Town including a wider range of shops, a weekly market, Post Office, chemist, doctors surgery, and schools. Approximately 4.8 miles East of the property is Bishop Auckland providing a much broader range of shopping, leisure and recreational facilities. Bishop Auckland's Market Place and Castle are currently undergoing major cultural investment.

DISTANCES (approximate)

Crook - 3.5 miles
Bishop Auckland - 4.5 miles
Tow Law - 5.8 miles
Durham - 12.5 miles
Consett - 15.3 miles
Darlington - 16 miles

Entrance Porch

Shared entrance porch, post boxes for all apartments.

Communal Entrance Hall

Grand welcoming entrance hall with feature stone fireplace and staircase.

GROUND FLOOR APARTMENT

Entrance Hall

Spacious entrance hall with two central heating radiators and coving to ceiling.

Lounge

4.49m x 4.49m

Modern lounge with dual aspect windows, centrally located fireplace with electric stove inset, two central heating radiators, built-in writing desk with wall mounted display units above and coving to ceiling.

Kitchen Breakfast Room

3.91m x 3.79m

Fitted with a modern cream wall and base units with black granite work surfaces over, stainless steel sink drainer unit, integrated electric oven and hob with extractor hood over, integrated fridge freezer and space and plumbing for washing machine. Wall mounted gas combination boiler, tiled flooring, window and external door.

Bedroom

3.84m x 3.14m

Large double bedroom with built in wardrobes and over bed storage units, window, central heating radiator, spotlights and coving.

Shower Room

Comprising large walk-in shower cubical with mains fed shower and extractor fan, wash hand basin in vanity unit, built in storage cupboard, tile effect wall cladding cupboard and w.c.

EXTERNAL

Rear Courtyard

Fully paved rear courtyard accessed from the kitchen.

Communal Grounds

Set in beautiful well-kept grounds with parking for occupants and guests.

TENURE

The property is registered as Leasehold Title Number DU295381 with a term of 999 years from 1 January 2005.

SERVICE CHARGE

We have been informed by the vendor that the current annual service charge is £1,856.76 pa. For more information please contact the office.

COUNCIL TAX

Council tax band A

COSTS

Each party is to bear their own costs.

VIEWING

Viewing is strictly by appointment only by contacting Vickers & Barrass, Darlington office.

WHAT 3 WORDS

Every three meter square of the world has been given a unique combination of three words. Visit what3words.com or download the free App which is available for iOS and Android smartphones and use the unique sequence of words below to accurately pinpoint this property.

Web: [///twilight.speech.described](http://twilight.speech.described)

PARTICULAR NOTES

The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute, all or part of an offer or contract; all descriptions, dimensions, areas, references to condition and necessary consents for use and occupation and other details are given as a guide only and without responsibility. Any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to their accuracy.

No employee of Vickers & Barrass, Chartered Surveyors has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given by the Vendors or the Lessors of this property.

Any offer for this property will be taken as an admission by the intending purchaser that they have relied solely upon their own personally verified information, inspection, and enquiries.

The photographs show only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.

Where any reference is made to planning permissions or potential uses, such information is given by Vickers & Barrass, Chartered Surveyors in good faith. Prospective purchasers should make their own enquiries with the Local Planning authority into such matters.

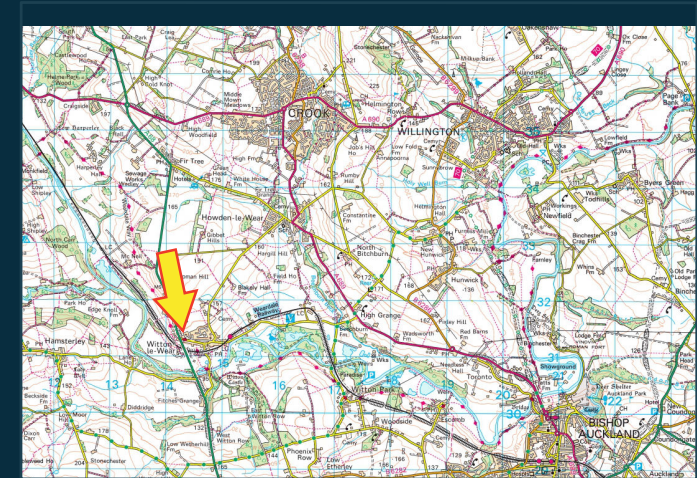
The Vendors reserve the right to amalgamate, withdraw or exclude either of the lots shown at any time and to generally amend the particulars or method of sale. The property is sold subject to reserve(s).

Vickers & Barrass, Chartered Surveyors reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer. The particulars have been prepared in accordance with the Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.

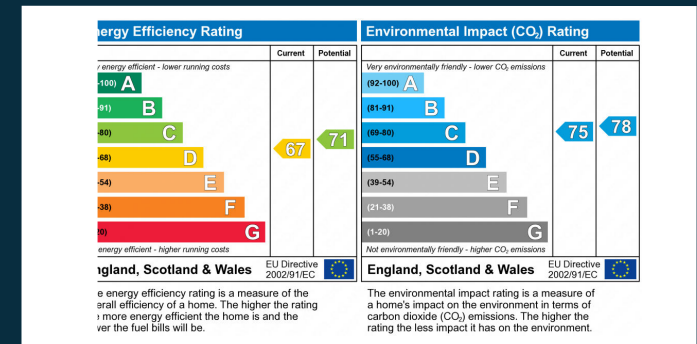




LOCATION PLAN



ENERGY PERFORMANCE CERTIFICATE



Vickers and Barrass Chartered Surveyors gives notice that: These particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Vickers and Barrass Chartered Surveyors has any authority to make any representation or warranty whatever in relation to the property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property.

[rightmove](#)
[Zoopla](#)
[Boomin](#)
[onTheMarket.com](#)
[ONE DOME](#)

Darlington Office

Humbleton Park
West Auckland Road, Darlington
DL2 2YH

T: 01325 728 084

E: darlington@vickersandbarrass.co.uk

Tow Law Office

16/17 Castle Bank
Tow Law, Bishop Auckland
DL13 4AE

T: 01388 730095

E: info@vickersandbarrass.co.uk



www.vickersandbarrass.co.uk

Vickers
& Barrass

Est. 1973

Land and Estate Agents