



Valley View, 7 Millenium Court, Tow Law, DL13 4EX
Guide Price £325,000

**Vickers
& Barrass**
— Est. 1973 —
Land and Estate Agents

An extremely spacious, south west facing, six bedroom detached family home overlooking Weardale Valley. Benefitting from ample off street parking, a double garage and garden.

- Six bedroom stone built detached house
- Panoramic views over Weardale Valley
- Three reception rooms and large kitchen diner
 - Garden & off street parking
 - Energy Performance Rating C
 - Early viewing recommended

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www.vickersandbarrass.co.uk

LOCATION

Valley View is located within a small cul de sac off Ironworks Road to the west of Tow Law. Situated in an elevated position, the property enjoys panoramic views across Weardale.

Tow Law has a range of amenities including shops, public houses and a primary school. It is situated on the A68 and is within easy reach of the larger towns of Crook and Bishop Auckland to the east and Wolsingham and Stanhope to the west, providing a range of schooling, shops and restaurants.

It is extremely well placed to explore the local countryside with many walking and cycling routes on the doorstep.

Durham is 11 miles east and Newcastle is 21 miles north east, both cities have east coast main line train stations with direct links to Edinburgh and London. There are international airports at Teesside and Newcastle.



DESCRIPTION

Valley View is an extremely spacious and light, south west facing stone built detached house, overlooking Weardale valley. The property has six bedrooms and the accommodation spans over three floors. The property is very private and is not overlooked.

The front door opens into an entrance porch and on to the hallway which provides access to the two reception rooms and kitchen diner, stairs lead to the first floor and there is an under stair cupboard. The lounge is a lovely room and has been recently decorated, it has a focal fireplace housing a gas fire. The second reception room, also spacious, is currently used as a playroom. The kitchen diner is a fantastic space; the kitchen is fitted with wall and base units with integrated 1.5 bowl stainless steel sink with a picture window framing the view of the dale, there is a dishwasher and space for a free standing range oven. A door leads to the utility room, which has space and plumbing for a washing machine and tumble drier. An external door leads to the garden and there is also access to the cloakroom which is



fitted with a wash basin and WC. There is also a large walk in cupboard. The dining area flows on to the sun room, a peaceful, light room with French doors leading to the patio outside.

To the first floor there are four double bedrooms, all of which have fitted wardrobes and lead off the galleried landing. The master bedroom and second bedroom both have en suite shower rooms. The family bathroom is fitted with a double jacuzzi bath, wash basin and WC.

To the third floor is a further bedroom and en suite shower room. The final bedroom, currently used as storage is an excellent space and could be utilised for a number of purposes.

The house benefits from double glazing throughout.

Externally there is a paved parking area for several cars with metal double gates. The double garage has an electric roller shutter door and pedestrian door to the side, it also has power and lighting. The garden



wraps around the side of the house to the front and a patio area leads from the sun room.

SERVICES

The property is served by mains electricity, mains water, mains gas and drainage systems.

COUNCIL TAX BAND

Durham County Council Tax Band E.

COSTS

Each party is to bear their own costs.

MONEY LAUNDERING

Prospective buyers should be aware that in the event that they are successful they will be required to provide documents in relation to the current Money Laundering and Terrorist Financing Regulations. The extent of the required documentation will be confirmed to the purchaser(s) after acceptance of an offer.

TENURE

We are informed by the current vendors that the property is held freehold.

METHOD OF SALE

The property is offered for sale as a whole by private treaty.

VIEWINGS

Please contact Vickers & Barrass Darlington office on 01325 728084 to arrange a viewing, which are strictly by appointment only.

LOCAL AUTHORITY

Durham County Council

www.durham.gov.uk

03000 26 0000

NOTES

Particulars prepared - May 2023

Photographs taken - May 2023

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 generally amend the particulars or method of sale.

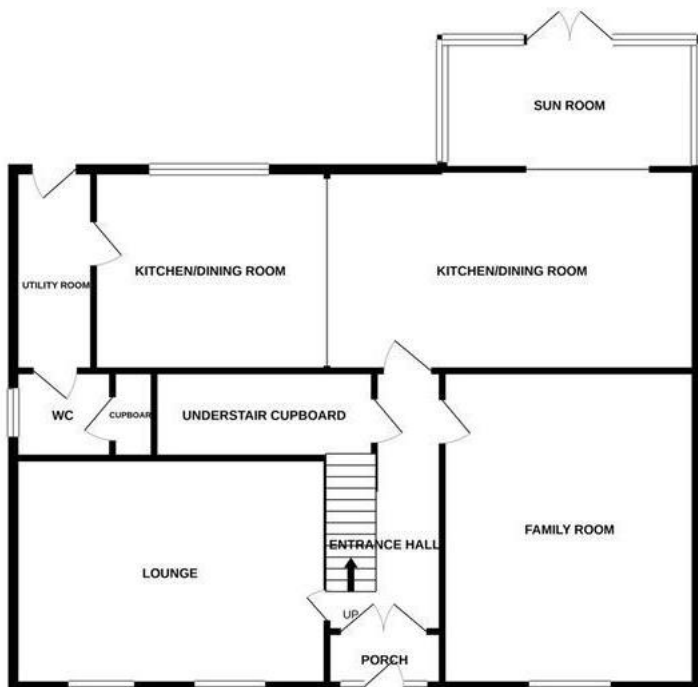
The property is sold subject to reserve(s). Vickers & Barrass, Chartered Surveyors reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

The particulars have been prepared in accordance with the Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.

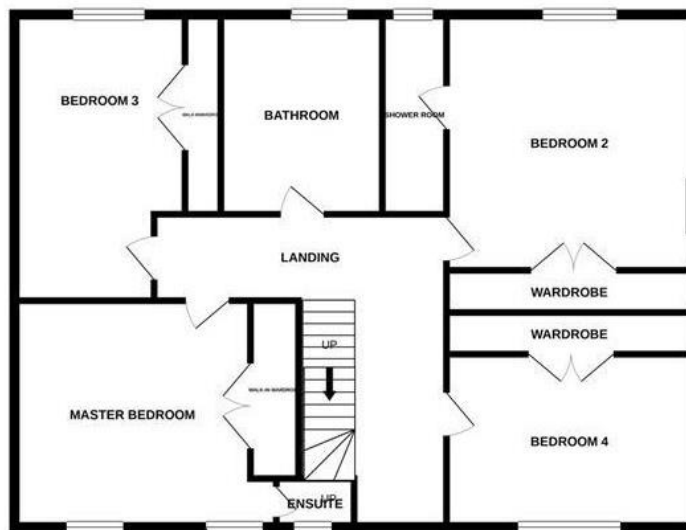




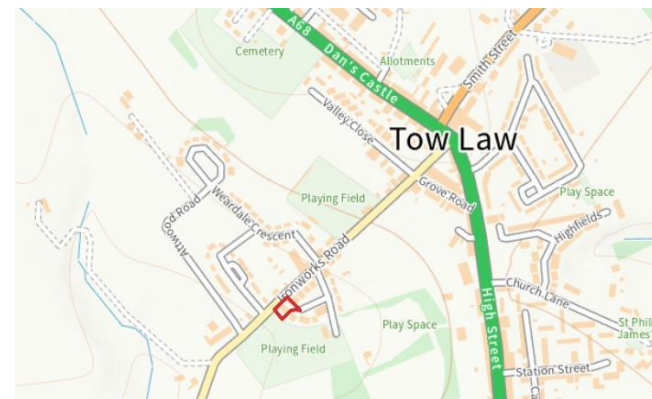
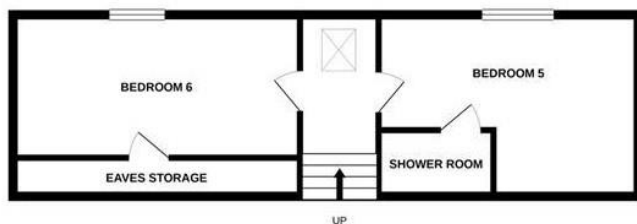
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. 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. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Tow Law Office
16/17 Castle Bank
Tow Law, Bishop Auckland
DL13 4AE
T: 01388 730095
E: info@vickersandbarrass.co.uk

Darlington Office
Humbleton Park
West Auckland Road, Darlington
DL2 2YH
T: 01325 728 084
E: darlington@vickersandbarrass.co.uk

www.vickersandbarrass.co.uk



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