



**Campbell Street**

Tow Law DL13 4DX

**Chain Free £82,000**







This footer paragraph is an example only and should not be relied upon as complying with current legislation. 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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





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# Campbell Street

## Tow Law DL13 4DX



- Renovated Two Bedroom Stone Fronted
- EPC Grade C
- Gas Central Heating

- Ideal For A First Time Buyer
- Extensively Fitted Kitchen
- Recently Refitted Bathroom/ WC

- Chain Free
- UPVC Double Glazed
- Walking Distance Of All Amenities

Offered for sale CHAIN FREE, this very well presented two bedroom stone fronted mid terraced house. With UPVC double glazing and Gas fired central heating, recently re-fitted kitchen and a stunning newly fitted bathroom. This property is ideal for a first time buyer or buy to let investor.

The accommodation includes entrance hallway, lounge with feature fireplace, kitchen/dining room with breakfast bar, rear entrance and bathroom/wc with a white suite. Whilst to the first floor there are two double bedrooms. Viewing is essential to appreciate the accommodation on offer.

### Ground Floor

#### Entrance Hallway

Composite double glazed front entrance door and staircase to the first floor.

#### Lounge

14'11 x 12'08 (4.55m x 3.86m)

With contemporary timber fire surround, marble inset and hearth, decorative fire, uPVC double glazed window to the front elevation, double central heating radiator, TV point, coving to ceiling and timber door to understairs cupboard. Wall light points.

#### Kitchen/Dining Room

14'01 x 8'02 (4.29m x 2.49m)

With a range of cream wall and base units, laminated working surfaces over, inset single drainer sink unit, mixer taps over, gas cooker, extractor hood over, plumbing and space for washing machine and central heating radiator.

#### Rear Entrance Vestibule

Composite double glazed rear entrance door.

### Bathroom/ WC

Recently re-fitted with a white suite including 'L' panelled bath, mains shower and shower screen over, WC, wash hand basin in vanity unit, tiled walls, heated towel rail and opaque UPVC double glazed window.

### First Floor

#### Landing

#### Bedroom One

14'10" x 11'08" (4.52 x 3.56)

UPVC double glazed window, fitted wardrobes, coving to ceiling, central heating radiator and overstairs cupboard housing wall mounted gas boiler.

#### Bedroom Two

13'11" x 8'02" (4.24m x 2.49m)

UPVC double glazed window, central heating radiator and coving to ceiling.

### Exterior

To the rear of the property there is an enclosed yard.

### Energy Performance Certificate

To view the Energy Performance Certificate for the property please use the following link:-

<https://find-energy-certificate.service.gov.uk/energy-certificate/2884-3018-9203-1722-8200>

EPC Grade C

### Other General Information

### Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast Broadband available. Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.

Mobile Signal/coverage: Likely with EE, O2 and Vodafone. We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: A Annual price: £1,682.44 (Maximum 2025)

Energy Performance Certificate Grade C

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

### Disclaimer

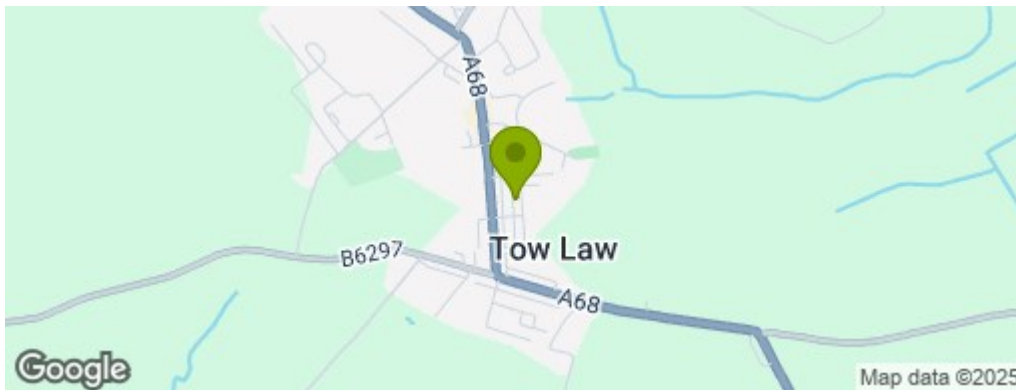
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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Property Information

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