



West End
Wolsingham DL13 3AP
Offers Over £150,000





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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West End

Wolsingham DL13 3AP



- Gas Central Heating NEWLEY INSTALLED BOILER
- EPC Grade E
- Log Burning Stove

- Village Location
- Separate Utility
- Shared yard to the rear

- Kitchen Diner
- Spacious Two Bed
- Council Tax Band A

This property has just recently had a NEW COMBI BOILER installed. Located in the picturesque West End of Wolsingham, this charming two-bedroom end terrace cottage is a delightful find for those seeking a cosy home in a village setting.

Upon entering, you are greeted by a spacious reception room that exudes warmth and welcomes you in. The property boasts two well-appointed bedrooms, providing ample space for a small family or those looking for a guest room or home office.

One of the standout features of this lovely cottage is the newly installed combination boiler, ensuring efficient gas central heating to keep you warm and comfortable throughout the year. Additionally, the property benefits from uPVC double glazing, adding an extra layer of insulation and soundproofing.

The village location adds to the appeal of this home, providing a peaceful and close-knit community atmosphere. Imagine strolling through the quaint streets, popping into local shops, and enjoying the serene surroundings that come with village living.

In conclusion, this end terrace cottage in West End, Wolsingham, is a wonderful opportunity to own a property that is not only well-maintained but also offers a cosy and inviting atmosphere. Don't miss out on the chance to make this house your home.

Ground Floor

Entrance

Access into the lounge.

Lounge

15'3 x 14'6 (4.65m x 4.42m)

Having a UPVC double glazed window, timber fire surround with marble inset and tiled hearth with space for a electric fire, stairs to first floor, central heating radiator, laminate flooring, beamed ceiling, wall lights and a door leading into the dining kitchen.

Kitchen/Dining Room

15'2 x 9'3 (4.62m x 2.82m)

With a range of wall and base units, laminate work surfaces over, integrated double electric oven, electric hob and extractor hood, tiled splashbacks, laminate flooring, UPVC window, Inglenook style fireplace with wood burning stove, laminate flooring and a door leading into the utility. There is ample space for a dining table if required.

Utility

7'0 x 4'9 (2.13m x 1.45m)

Wall and base units, sink unit with mixer tap, tiled splashbacks, tiled floor, UPVC door and two UPVC double glazed windows, plumbing and space for washing machine.

First Floor

Landing

Stairs rise from the lounge and provide access to the first floor accommodation and the loft.

Bedroom One

14'1 x 11'11 (4.29m x 3.63m)

UPVC double glazed window, over stair storage cupboard with light, central heating radiator, feature fireplace with cast iron effect grate and a fitted double storage cupboard housing the gas central heating boiler.

Bedroom Two

9'5 x 8'6 (2.87m x 2.59m)

UPVC double glazed window and central heating radiator.

Bathroom/WC

Panelled bath, electric shower over, wc, wash hand basin, vinyl flooring, part tiled walls, opaque UPVC double glazed window

Exterior

To the rear of the property is a small forecourt and hard standing for a shed.

Energy Performance Certificate

To view the full Energy Performance Certificate please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/9423-3015-0205-4372-8204>

EPC Grade E

Agents Note

Please note that the neighbouring properties have a right of access to the rear.

Additional Property Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Super fibre broadband available (Highest available download speed 79-80 Mbps, Highest available upload speed 19-20 Mbps)

Mobile Signal/coverage: Likely with EE, Three, O2, Vodafone

Council Tax: Durham County Council, Band: A Annual price: £1608.52 (Maximum 2024)

Energy Performance Certificate Grade E

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: Flood Zone One. Very low risk of flooding from rivers and the sea, high risk of surface water flooding

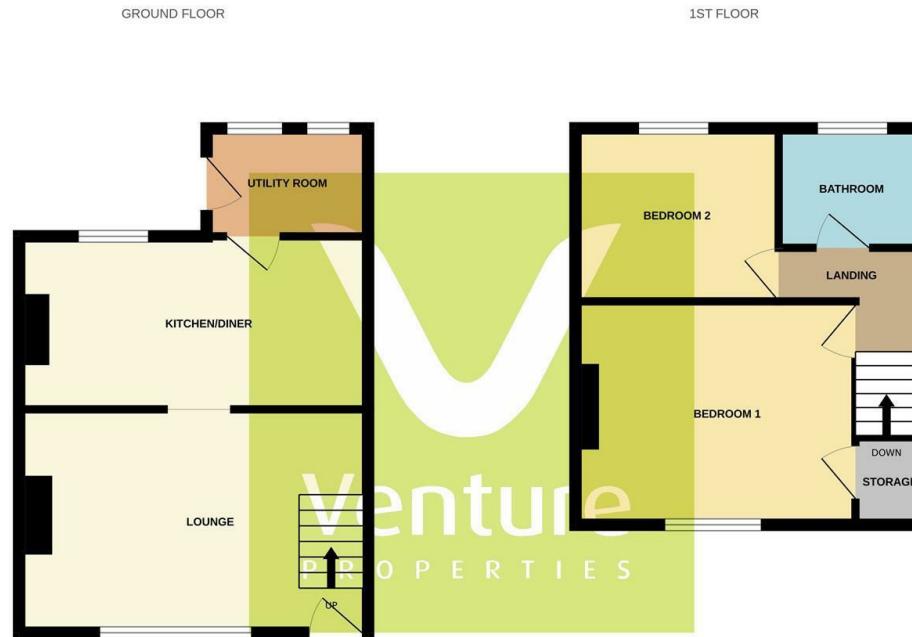
This property is in a conservation area designated in 1975

Disclaimer

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Agents Note

The gas central heating boiler was installed in August 2024.



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 mis-statement. 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.

Property Information

Durham County Council - Council Tax Band A
Tenure - Freehold



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