



Alpine Way

Tow Law DL13 4DS

Offers Over £100,000





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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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Alpine Way

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- Three Bedroom Terrace Property
- Good Sized Fitted Kitchen
- Overlooking Green To Front

- Open Plan Lounge And Dining Room
- Gas Central Heating
- Viewing Essential

- EPC Grade D
- Useful Rear Porch
- Chain Free

A good sized three-bedroom mid-linked house offers a perfect blend of modern living and comfort. The property boasts a well-designed layout that is ideal for families or those seeking extra space.

The property features three generously sized bedrooms, providing ample accommodation for family members or guests. The bathroom is well-appointed, ensuring convenience for daily routines.

Outside, the property benefits from a small front garden area that adds to its curb appeal, while the rear paved garden offers a low-maintenance outdoor space, perfect for enjoying the fresh air or hosting summer barbecues. Additionally, parking is available, adding to the practicality of this lovely home.

Being chain-free, this property presents an excellent opportunity for a smooth and swift purchase. Whether you are a first-time buyer or looking to downsize, this modern accommodation in Tow Law is not to be missed. Come and experience the charm and convenience of this delightful home for yourself.

GROUND FLOOR

Entrance Hallway

Accessed via UPVC door, stairs rise to the first floor and central heating radiator.

Cloakroom/ WC

Having WC and wash hand basin set on vanity unit, obscured wooden window and central heating radiator.

Lounge/ Diner

10'9" x 23'9" (3.30m x 7.26m)

Spans the depth of the property having UPVC window and UPVC patio doors to the other side. Two central heating radiators and a door leading into the kitchen.

Kitchen

7'10" x 15'5" (2.41m x 4.72m)

Fitted with a range of modern white base and wall mounted storage units with contrasting work surfaces over. Stainless steel one and half bowl sink unit with mixer tap and UPVC door to the rear and UPVC window. Ample space for free standing appliances, breakfast bar seating area and central heating radiator.

Rear Entrance Porch

Having UPVC door to the rear garden and UPVC windows to three sides. Access to a storage cupboard. Central heating radiator. Plumbing and space for washing machine if required.

FIRST FLOOR

Landing

Stairs rise from the entrance hall, access to a cupboard housing the boiler and loft.

Bedroom One

11'10" x 10'11" (3.63m x 3.33m)

Located to the front elevation of the property having UPVC window and central heating radiator.

Bedroom Two

9'6" x 11'6" (2.90m x 3.53m)

Having central heating radiator and uPVC double glazed window.

Bedroom Three

8'11" x 8'5" (2.72m x 2.59m)

Also located to the front elevation of the property again having UPVC window and central heating radiator.

Bathroom/ WC

Refitted bathroom comprising four piece white suite including bath with central mixer taps, wash hand basin and WC set into vanity unit and corner shower cubicle with power shower. Chrome heated towel rail, UPVC obscured window, tiled splash backs, tiled flooring and ceiling spot lights.

Externally

To the front of the property is a low maintenance enclosed gravelled forecourt with pathway to the front door.

To the rear of the property is an enclosed garden area partially laid to lawn, and steps down to a patio seating area bounded by fencing.

Other General Information

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Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast Broadband available. Highest available download speed 76 Mbps. Highest available upload speed 19 Mbps.

Mobile Signal/coverage: Likely with EE, Three and O2.

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

Energy Performance Certificate Grade D

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

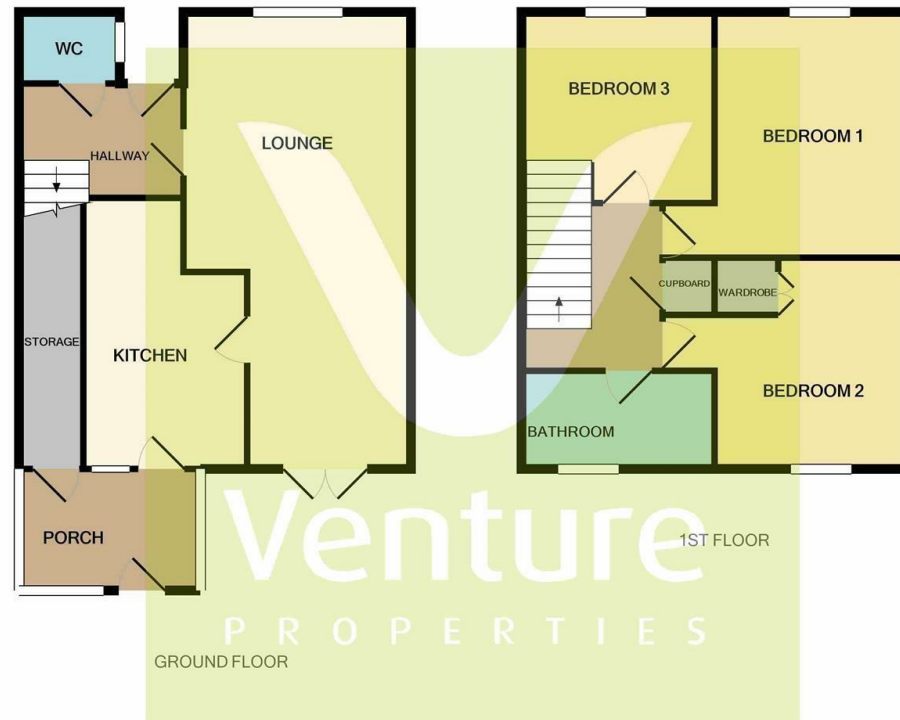
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Energy Performance Certificate

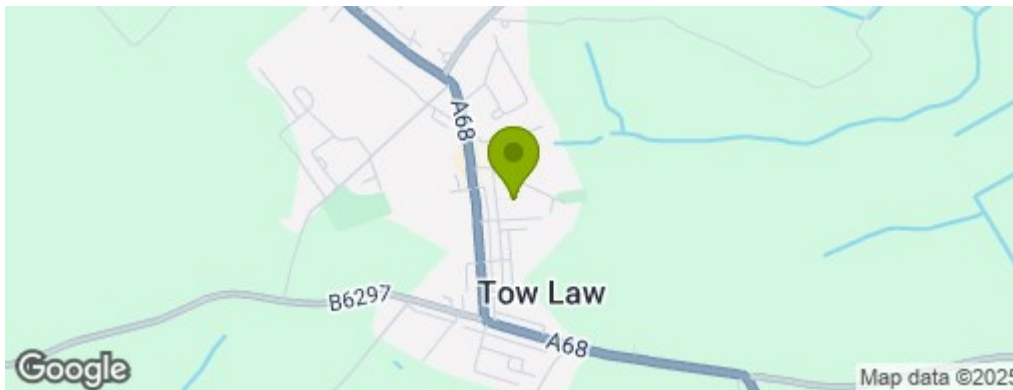
To view the Energy Performance Certificate for the property please use the following link:-

<https://find-energy-certificate.service.gov.uk/energy-certificate/8681-6423-9190-1507-0902>

EPC Grade D



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
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Property Information

01388 741174

5 South Street, Crook, DL15 8NE
crook@venturepropertiesuk.com