



**Folly View**  
Butterknowle DL13 5QB  
£195,000





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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# Folly View

Butterknowle DL13 5QB



- Two Bedroom Character Property
- EPC GRADE C
- First Floor WC

- Three Reception Room
- Garage & Drive To Rear
- Oil Central Heating

- South Facing Garden
- Ground Floor Shower Room
- Conservatory To Front

Nestled in the village of Butterknowle, Bishop Auckland, this delightful terraced house at Folly View offers a perfect blend of character and modern living. Built in 1900, the property exudes a sense of history while providing the comforts of contemporary life.

Upon entering, you are welcomed by two inviting reception rooms, ideal for both relaxation and entertaining guests. These spaces are filled with natural light, creating a warm atmosphere. The layout is practical, making it easy to enjoy family time or host gatherings.

The house features two well-proportioned bedrooms, providing ample space for rest and personalisation. These rooms are perfect for a small family, a couple, or even as a home office for those who work remotely. The bathroom is conveniently located, ensuring ease of access for all.

One of the standout features of this property is the parking space available for two vehicles, a rare find in many terraced homes. This added convenience makes daily life easier, especially in a village setting.

Folly View is situated in a peaceful area, surrounded by the natural beauty of the countryside, yet it remains close to local amenities and transport links. This property is an excellent opportunity for anyone looking to settle in a friendly community while enjoying the charm of a historic home.

In summary, this terraced house in Butterknowle is a wonderful choice for those seeking a comfortable and characterful residence. With its spacious reception rooms, two bedrooms, and convenient parking, it is sure to appeal to a variety of buyers. Do not miss the chance to make this lovely property your new home.

## GROUND FLOOR

### Entrance

Entrance via uPVC stable door into the kitchen.

### Kitchen

7'9" x 11'1" (2.365 x 3.379)

Fitted with a good range of wall and base units with contrasting work surfaces over, ceramic sink unit with mixer tap, integrated electric oven and electric hob, plumbing for washing machine and space for fridge freezer, tiled flooring, stable door to rear and central heating radiator.

### Inner Lobby

Having tiled flooring and storage cupboard.

### Shower Room/ WC

Fitted with a corner shower unit with walk in shower unit having mains shower over, wash hand basin to vanity unit, WC, tiled flooring and central heating radiator.

### Dining Room

12'4" x 13'10" (3.767 x 4.235)

With an open staircase to first floor, laminate flooring and open archway to lounge.

### Lounge

13'0" x 14'8" (3.976 x 4.473)

With a feature fireplace housing multi burning stove and stone hearth, under stairs storage cupboard, two central heating radiators, laminate flooring and sliding patio doors to conservatory.

### Conservatory

9'9" x 9'11" (2.988 x 3.025)

Having central radiator, laminate flooring, uPVC double glazed window and patio doors to garden.

### FIRST FLOOR

### Landing

With loft hatch.

### Bedroom One

13'5" x 12'5" (4.103 x 3.797)

With central heating radiator and uPVC double glazed window to rear.

### Cloaks/ WC

Fitted with a white WC, wash hand basin and central heating radiator.

### Bedroom Two

10'8" x 13'11" (3.256 x 4.260)

Having central heating radiator and uPVC double glazed window to front.

### Externally

Externally to the front is an enclosed garden laid to lawn having views over the countryside.

To the rear is an open yard area, whilst over the service lane is a detached garage with electric door and driveway allowing for off road parking.

## 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/5900-2718-0922-6424-3453>

EPC Grade C

## Other General Information

Other General Information

Tenure: Freehold

Gas and Electricity: Mains / Solar Panels

Sewerage and water: Mains

Broadband: Superfast Broadband available. Highest available download speed 61 Mbps. Highest available upload speed 14 Mbps.

Mobile Signal/coverage: Limited with O2. We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: B Annual price: £1,917.97 (Maximum 2025)

Energy Performance Certificate Grade TBC

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.

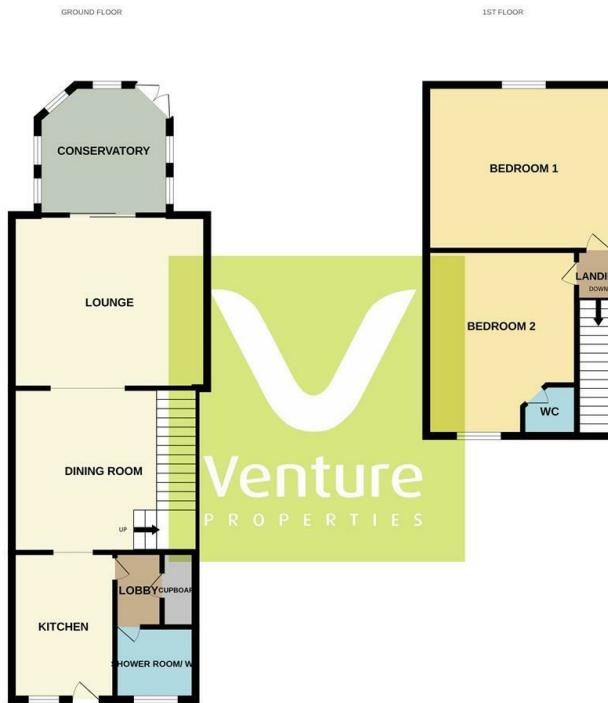
## Disclaimer

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## Agents Note/Solar Panels

The property has solar panels to the roof fitted in 2014. We understand the solar panels are owned.

Solicitors will confirm further information as part of the conveyancing.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and other features are approximate. Venture Properties Ltd. shall not be held responsible for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services and facilities shown have not been tested and no guarantee can be given as to their operability or efficiency can be given.  
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## Property Information

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