



VENTURE
PLATINUM

Inkerman | Tow Law
Chain Free £350,000



We are delighted to bring to the market this beautiful former Railway Cottage situated just outside of Tow Law a bustling Village with many local amenities at hand, ideally situated for the commuter with excellent road links to Durham, Bishop Auckland and the A68.

The property in brief is a four bedroom detached bungalow set in wrap around gardens having two reception rooms, kitchen diner, four bedrooms and family bathroom. Off road parking for numerous vehicles.

Flexible and versatile accommodation to suit needs of any purchaser this really is a must see property.

Bungalow

Entrance

Accessed via UPVC entrance door leading into the dining kitchen.

Kitchen Diner 4.207 x 4.103 (13'9" x 13'5")

Fitted with a range of base and wall units with laminate work surfaces, stainless steel sink unit with mixer tap and UPVC window above enjoying views over the garden.

Space for a rangemaster style cooker, washing machine, dishwasher and additional appliances as required. Central heating radiator and double opening with stone steps leading to the dining room.

The gas central heating boiler can be found here also

Sitting Room 6.132 x 4.124 (20'1" x 13'6")

A spacious and welcoming room with a lovely focal point to the room being a multi fuel stove set on a stone hearth and surround, two UPVC windows, two central heating radiators and an opening into the lounge

Lounge 4.739 x 6.104 (15'6" x 20'0")

An exceptional lounge enjoying the outside from the comfort of your own home with views over the garden and countryside beyond via seven UPVC windows and sliding patio doors. A window opening into dining room with an original stone sill and wooden beam above.

Bedroom Two 3.751 x 3.813 (12'3" x 12'6")

Accessed off the lounge having UPVC window and central heating radiator.

Bedroom Four 3.757 x 2.147 (12'3" x 7'0")

Having UPVC window and central heating radiator with alcove shelving. There is a loft access from this room which we understand is partially boarded and runs above bedrooms two, four and the sitting room.

Inner Hallway

Provides access to the remainder of the living accommodation. Central heating radiator and cloaks hanging space.

Bedroom Three 2.869 x 3.362 (9'4" x 11'0")

Having UPVC window and central heating radiator.





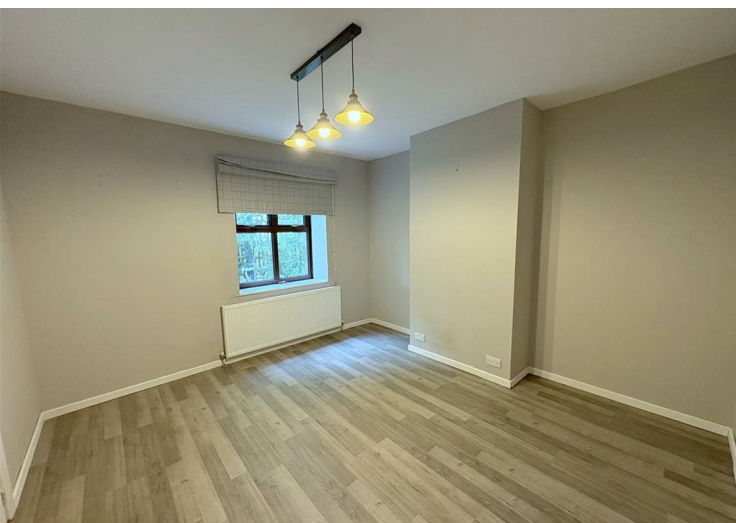
Bedroom One 3.624 x 4.072 (11'10" x 13'4")

Having two UPVC windows, central heating radiator and access to the loft. The loft area is fully boarded with power and lighting and additional eave storage.

Family Bathroom/WC

Fitted with a four piece suite comprising an all in shower, free standing roll top cast iron bath, WC and wash hand basin. Two obscured UPVC windows and central heating radiator.





Exterior

There is an off road parking area for numerous vehicles and steps down lead to the garden and a pathway sweeps around to the front door. The property benefits from wrap around gardens to all sides, mainly laid to lawn with mature shrub and hedge borders, an area to the side previously used as a chicken coupe, vegetable garden and play area for children. The garden is versatile and the space could be utilised however you require.

Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/8234-0228-1400-0973-1222>

EPC Grade D

Other General Information



Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast Highest available download speed 49 Mbps Highest available upload speed 8 Mbps

Mobile Signal/coverage: We would recommend speaking to your provider

Council Tax: Durham County Council, Band: E Annual price: £3,084.48 (Maximum 2024)

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 sea

Disclaimer

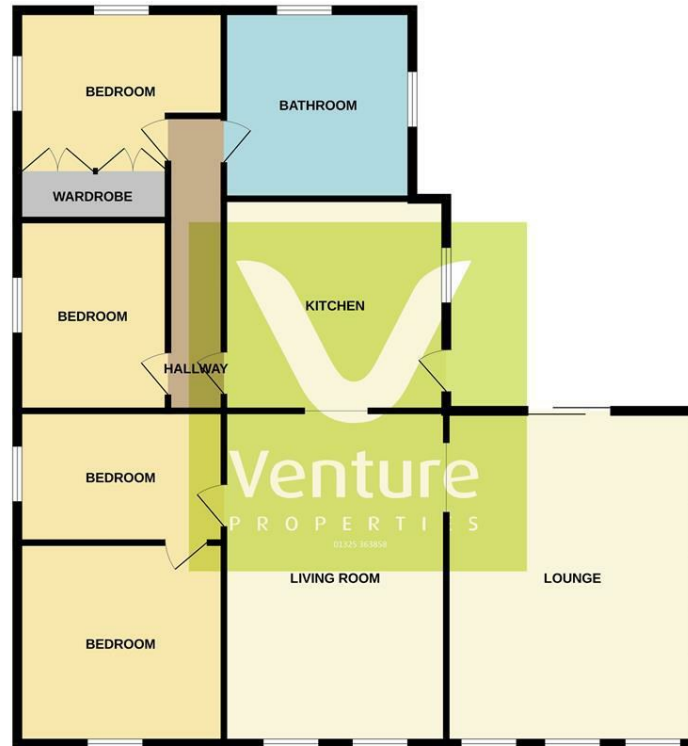
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Crossing Cottage Inkerman | Tow Law

GROUND 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 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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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