



**Bridge Street**  
Tow Law DL13 4LE  
£95,000





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# Bridge Street

Tow Law DL13 4LE



- Two bedroom Terrace
- EPC Grade C
- Yard To The Rear

Nestled in the village of Tow Law, Bishop Auckland, this delightful two-bedroom terraced house offers a perfect blend of modern comfort and traditional appeal. Recently renovated, the property boasts an inviting open-plan living space that creates a warm and welcoming atmosphere, ideal for both relaxation and entertaining.

One of the standout features of this home is the underfloor heating throughout the lower floor, which ensures a cosy environment throughout the year. The thoughtful renovations have enhanced the property while maintaining its character, making it a wonderful place to call home.

The village location provides a sense of community and tranquillity, while still being conveniently close to local amenities. This property is perfect for first-time buyers, small families, or anyone looking to downsize without compromising on quality or comfort.

With its modern features and charming setting, this two-bedroom terraced house on Bridge Street is a fantastic opportunity for those seeking a lovely home in a picturesque village. Don't miss the chance to make this property your own.

## Ground Floor

### Entrance

Accessed via UPVC entrance door, stairs rise to the first floor and a door into the lounge.

### Lounge

14'7" x 13'5" (4.450 x 4.114)

A bright and spacious room having a lovely focal point to the room with a multi fuel stove set on a black hearth with brick inset and alcoves to either hand, tiled floor and UPVC window to the front. A double opening leads into the kitchen diner.

### Kitchen Diner

16'11" x 7'11" (5.179 x 2.428)

Fitted with grey base units and wood effect work surfaces over and tiled splash backs, integrated electric oven and hob with extraction for over and dishwasher.

- Underfloor Heating Throughout The Lower Floor
- Gas Central Heating

Stainless steel sink unit with UPVC window above overlooking the rear yard.

There is ample space for further free standing appliances if required and a family dining table. An opening leads into the utility.

### Utility/Cloaks Room

11'11" x 6'8" (3.634 x 2.056)

Fitted with further base units and under counter space and plumbing for a washing machine and tumbler dryer with ample space for cloaks hanging and additional storage. UPVC window and door lead to the rear yard.

### Bathroom/WC

A modern and spacious design having WC and wash hand basin built into a vanity storage cabinet, bath with shower over and glass screen and chrome heated towel rail.

The whole of the ground floor benefits from zoned under floor heating.

## First Floor

### Landing

Stairs rise from the entrance hall and provide access to the first floor accommodation.

### Bedroom One

13'6" x 15'3" (4.137 x 4.660)

Located to the front elevation of the property having UPVC window, double opening wardrobe and electric radiator.

### Bedroom Two

8'0" x 16'7" (2.459 x 5.074)

Located to the rear elevation of the property and has been designed by the current vendors to create two different areas, firstly a bedroom area and an opening into a walk in wardrobe/dressing room/play area. UPVC window and electric radiator.

### Exterior

To the rear of the property is a yard area which allows off road parking.

- Ground Floor Bathroom
- Village Location

## Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/2802-3018-9203-9002-5200>

EPC Grade C

## Additional Property Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

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

Mobile Signal/coverage: Good with EE, O2 and Vodafone

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 and flooding from rivers and the sea.

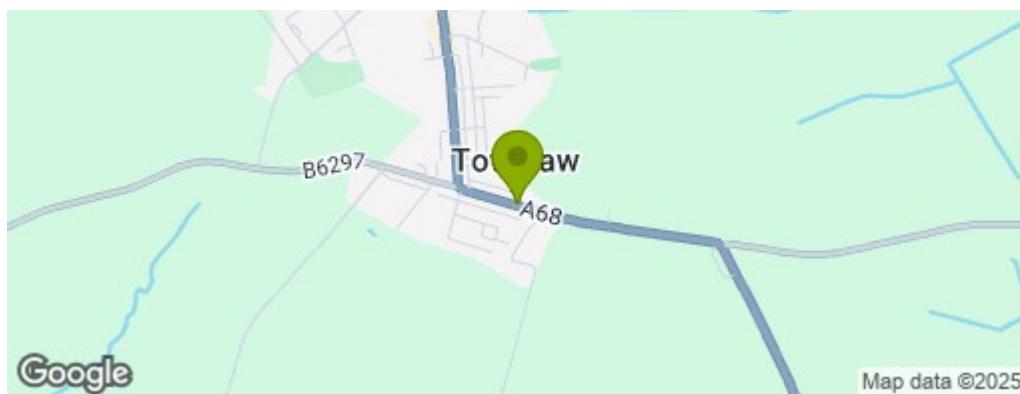
## Disclaimer

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and other features are approximate. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The plan is not to scale. The plan is not a survey and no guarantee is given as to the operability or efficacy of any feature.

## Property Information



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