



Cemetery Road

Witton Le Wear DL14 0AR

Chain Free £225,000





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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- Stone Built Two Bed Detached
- EPC Grade D
- Village Location

- Ground Floor Wc
- Individual Property
- Master Bedroom With En-Suite

- Parking To Side
- Open Plan Lounge/Dining Room
- Close To Amenities

VIEWINGS STRICTLY BY APPOINTMENT ONLY

A UNIQUE STONE BUILT TWO BEDROOM DETACHED property situated in a desirable village location. Located within easy commuting distance of Darlington, the A1 and Durham. With the advantage of a ground floor wc, there is also a first floor family bathroom, a BEDROOM WITH EN SUITE FACILITIES and door to a balcony on which to enjoy the views on sunny day. Externally there is a pleasant PATIO GARDEN to the front as well as a space for off street parking.

Ground Floor

Entrance Hallway

UPVC double glazed front entrance door, tiled floor and spot lighting

Utility Room/WC

With a range of timber base units, timber work surface over, inset belfast sink unit, plumbing and space for washing machine, wc, shaver point, tiled floor, central heating radiator and timber sash window

Lounge/Dining Room

20'09" x 14'02" (6.32 x 4.32)

With inset wood burning stove and stone hearth, open plan staircase to the first floor, oak floor, timber sash window, central heating radiator, tv point, wall light points, beamed ceiling, tongue and groove panelling to half height in the dining room section.

Kitchen

10 x 6'04 (3.05m x 1.93m)

With a range of base units, timber work surfaces over, inset belfast sink unit, mixer tap over, timber double glazed sash window, integral appliances including electric oven, electric hob and stainless steel splash backs over, extractor hood, terracotta tiled floor, spot lighting, wall shelving, tiling to half height, wall mounted gas boiler

First Floor

Landing

Bedroom 1

15'05 x 7'11 (4.70m x 2.41m)

Timber double glazed sash window, exposed floor boards, beamed and vaulted ceiling, wall light points, green UPVC double glazed stable style door.

Balcony

With wrought iron railing and ample seating area

Bedroom 2

15'04 x 10'09 (4.67m x 3.28m)

Beamed and vaulted ceiling, timber double glazed sash window to front and rear, double central heating radiator, wall light points

En-Suite

With separate shower cubicle with mains shower

being tiled, wc, pedestal wash hand basin, tongue and groove panelling to half height, central heating radiator and timber double glazed window

Bathroom/WC

With a cream suite including panelled bath, wc, pedestal wash hand basin, tongue and groove panelling to half height, tiled splash backs, tiled floor, timber double glazed velux window, beamed and vaulted ceiling

Exterior

To the front of the property there is a pleasant paved patio area with ample space for a seating area. There is off street car parking as well as bin store, LPG gas bottles and water supply

Energy Performance Certificate

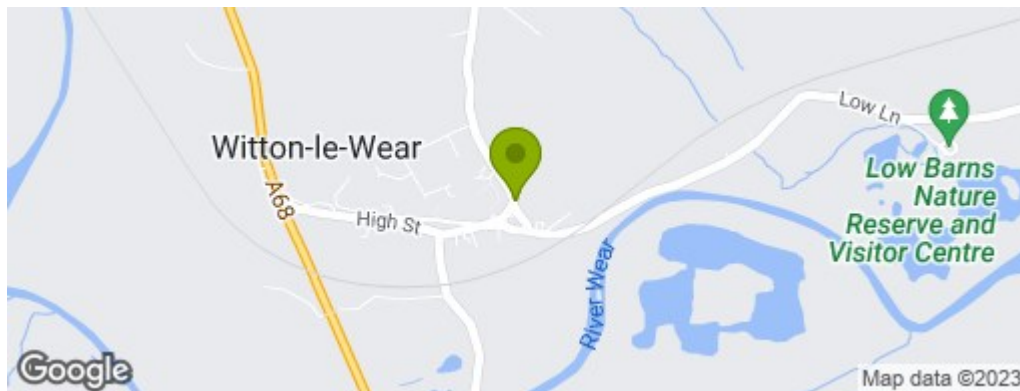
To view the full Energy performance Certificate please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/7308-2079-7257-2914-5940>

EPC Grade D

Agents Notes

The marketing photos were taken a long time ago. These will be updated when the current tenants vacates the property. The tenant is due to leave on 29th September, 2022



Property Information

Council Tax Band C - Durham County Council
Tenure - Freehold

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