



Church Lane, Wolsingham, DL13 3AN
2 Bed - House - Terraced
£165,000

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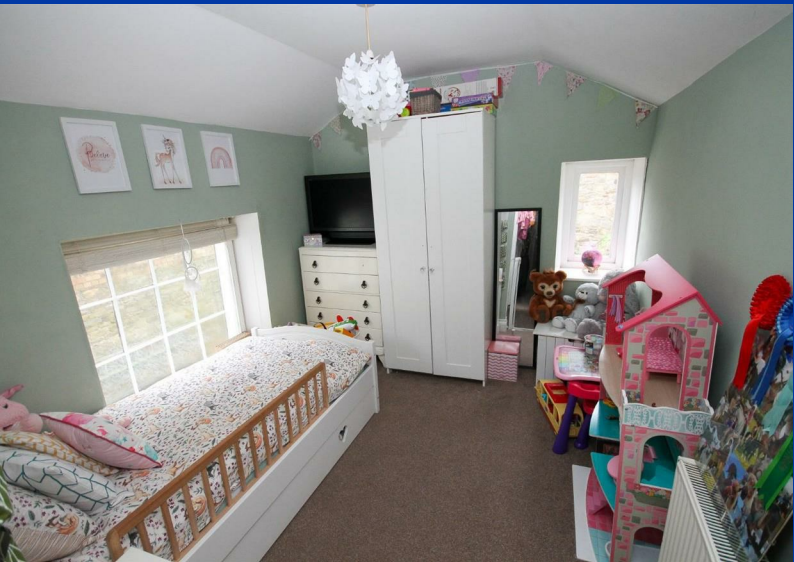
* NO FORWARD CHAIN * SUN ROOM EXTENTION *
STUNNING STONE BUILT HOME * POPULAR VILLAGE
LOCATION * TWO BATHROOMS/SHOWER ROOMS *
USEFUL LAUNDRY ROOM * ENCLOSED REAR GARDEN *
RARELY AVAILABLE *

This attractive two double bedroom stone built terrace house is pleasantly located in the popular village of Wolsingham and is within close proximity to the shopping facilities. The property would make a great family home having spacious living accommodation throughout including a sun room extension to the rear enjoying views over the rear garden and the house may have potential for a loft conversion with the correct planning and consent. The house is warmed by gas central heating and has a log burner in the sun room and has double glazed windows.

The floor plan comprises, lounge with window to front aspect, inner hallway with staircase leading to the laundry room, kitchen and sunroom. A staircase leads to the shower room. A further staircase leads to the first floor landing which gives access to the two bedrooms, the main having an en-suite bathroom.

Outside the rear garden is enclosed and has been designed for easy maintenance.

Wolsingham offers a wide range of everyday amenities, and has primary and secondary schooling. It has bus links giving access to other neighbouring towns.



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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	(93-99%) A		
	(87-91) B		
	(81-85) C		
	(75-80) D		
	(69-74) E		
	(63-68) F		
	(57-62) G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Target
Very environmentally friendly - lower CO ₂ emissions	(92-99%) A		
	(81-91) B		
	(69-80) C		
	(55-64) D		
	(39-54) E		
	(21-38) F		
	(11-20) G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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