

# Vickers & Barrass

Est. 1973

Land and Estate Agents



- 3 Bedroom Semi-detached House
- Double Driveway
- Rear Garden
- Gas CH & UPVC Double Glazing
- NO CHAIN - VACANT POSSESSION
- EPC Rating C

Meadow Court, Tow Law, Bishop Auckland  
Offers In The Region Of £95,000

# Meadow Court, Tow Law

Vickers & Barrass are pleased to offer for sale this modern 3-bedroom semi-detached property, with garden, and off road parking. The property benefits from UPVC double glazing and gas central heating. NO CHAIN and VACANT POSSESSION.

## LOCATION

Tow Law is situated on the A68 with road links north to Corbridge and south to Darlington with a range of local shops on the main high street including a Coop Supermarket, Greggs and several smaller independents. There are also several public houses, outdoor recreational facilities and primary schools. The Market Town of Crook is approximately 4.5 miles south east with a further range of schools and shopping facilities. Bishop Auckland is also located approximately 8.5 miles south east with a larger selection of shopping, schools and recreational facilities. Durham City is approximately 10.5 miles north east of Tow Law with main line rail links north and south and wider range of schools/colleges, shopping and recreational facilities.

## GROUND FLOOR

### Entrance Hall

Central heating radiator and stairs to first floor.

### Sitting Room

3.97m x 3.15m (13'0" x 14'4")

Spacious front reception room with central heating radiator and UPVC double glazed window to the front elevation.

### Central Lobby

Under Stairs storage cupboard.

### Cloak Room

Fitted with WC and wash hand basin.

### Kitchen/Diner

4.15m x 2.90m (13'7" x 9'6")

Located on the rear of the property fitted with a range of modern wall and base units, contrasting work surfaces, stainless steel sink drainer unit with ceramic tiled splash backs. Integrated electric oven and hob with extractor hood over, space for free standing appliances such as a fridge freezer and washing machine. Space for dining table and chairs, double UPVC patio doors leading to garden.

## FIRST FLOOR

### Landing

With open spindle staircase, central heating radiator and loft access hatch.

### Bedroom 1

4.15m x 2.80m (13'7" x 9'2")

Double bedroom with built in wardrobe, central heating radiator, two UPVC double glazed windows to the front elevation and over stairs storage shelving.

### Bedroom 2

3.27m x 2.05m (10'9" x 6'9")

Double bedroom with central heating radiator and UPVC double glazed window to the rear elevation.

### Bedroom 3

2.45m x 1.95m (8'0" x 6'5")

Single bedroom with central heating radiator and UPVC double glazed window to the rear elevation.

### Family Bathroom

Fitted with a modern white suite comprising panelled bath with electric shower over, W.C., Pedestal wash hand basin, ceramic tiled splash-backs and opaque window to side elevation.

## EXTERNAL

### Front Garden

Double block paved driveway and flower bed with access to the rear garden.

### Rear Garden

Decked patio leading to a graveled garden with raised flower beds and gated access leading to the front of the property.

## TENURE

Freehold with vacant possession.

## COUNCIL TAX

Council tax band B

## VIEWING

By appointment only please contact Vickers and Barrass, Darlington office.



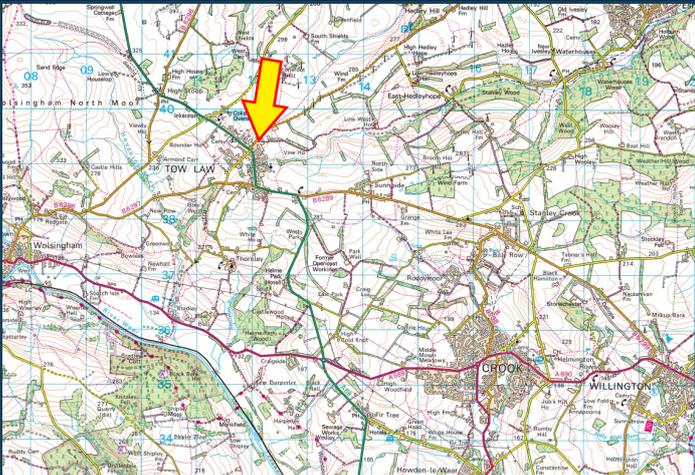
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## LOCATION PLAN



## ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90   B
69-80	C	77   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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