



## The Causeway

Wolsingham DL13 3AZ

Offers In The Region Of £160,000







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# The Causeway

Wolsingham DL13 3AZ



- Gorgeous 3 Bedroom
- EPC Grade D
- All Bedrooms Doubles

- Village Location
- Two Reception Rooms
- Beautifully Presented

- Overlooking Fields
- Rear Courtyard Garden
- Open Plan Lounge/Dining Room

CHAIN FREE! A beautifully presented, LIGHT and AIRY THREE BEDROOMED cottage style property in the PICTURESQUE WEARDALE VILLAGE of Wolsingham. This home has a good sized open plan LOUNGE and DINING AREA to the rear aspect with french door and windows opening onto the pleasant rear courtyard GARDEN which backs onto a field and isn't overlooked. There is a separate SITTING ROOM and KITCHEN to the ground floor. The floors floor offers THREE DOUBLE BEDROOMS and a SIZEABLE BATHROOM with suite that includes bath and separate shower cubicle. Call us now to view this stunning property.

## Ground Floor

### Entrance Porch

Entrance door, tiled flooring, fitted cupboards to one wall

### Hallway

Laminate flooring. The hallway opens into the lounge/dining room

### Lounge/Dining Room

21'10 x 13'11 (6.65m x 4.24m)

A light and airy space with laminate flooring, UPVC french door and side panels and further UPVC window, central heating radiator, fireplace with inset timber mantle, slate effect inset and stone hearth housing multi fuel stove and beamed ceiling. Staircase to first floor

### Sitting Room

13'5 x 8'6 (4.09m x 2.59m)

UPVC double glazed bay window, open fireplace with timber fire surround, cast iron grate and tiled hearth, central heating radiator, telephone point

### Kitchen

13'7 x 7'10 (4.14m x 2.39m)

UPVC double glazed bay window, a range of base units with laminate work surfaces over, stainless steel sink unit with mixer tap, gas cooker point, laminate flooring, tiled splashbacks, plumbing and space for washing machine

### First Floor

### Landing

Loft access with pull down ladder and lighting

### Bedroom 1

13'7 x 12'11 (4.14m x 3.94m)

UPVC double glazed window, laminate flooring, feature fireplace with timber surround and cast iron effect grate and inset, central heating radiator

### Bedroom 2

11'8 x 10'3 (3.56m x 3.12m)

UPVC double glazed window, fitted wardrobes to one wall, laminate flooring, central heating radiator

### Bedroom 3

10'3 x 8'9 (3.12m x 2.67m)

UPVC double glazed window, central heating radiator, laminate flooring

### Bathroom

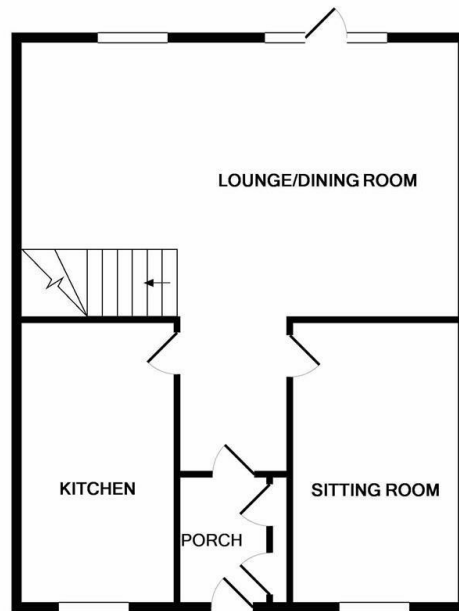
Panelled bath, separate shower cubicle, tiled, with mains shower, wc and wash hand basin housed in modern vanity unit, tiled splashbacks, vinyl flooring, central heating radiator, opaque UPVC double glazed window, fitted storage cupboard to one one, cupboard housing combi boiler to one wall

### Exterior

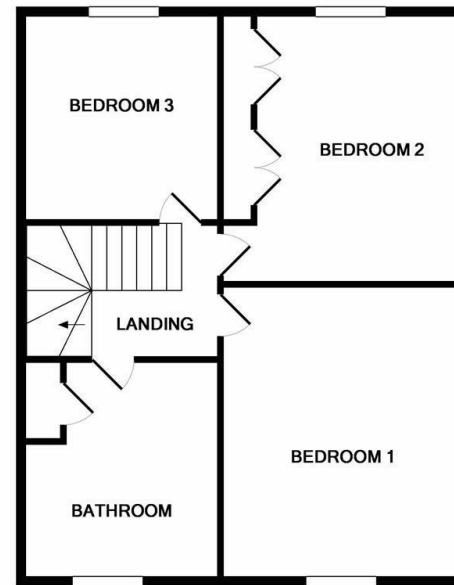
To the front is a quaint cottage garden style forecourt with walled and gated boundary setting the property back from the roadside. To the rear is a pleasant courtyard that backs onto a field with countryside views. There is access for the neighbours over the courtyard to get bins out.

### Agents Note

We have been informed there have previously been levels of Radon gas at the property. However, there is an air conditioning unit in place designed to filter the air and remove any radon which may be present.

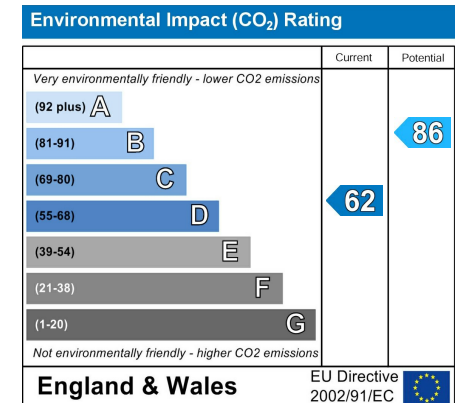
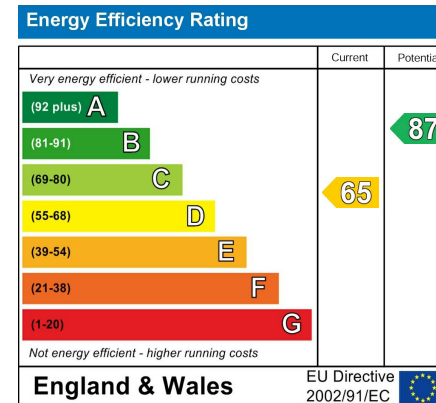
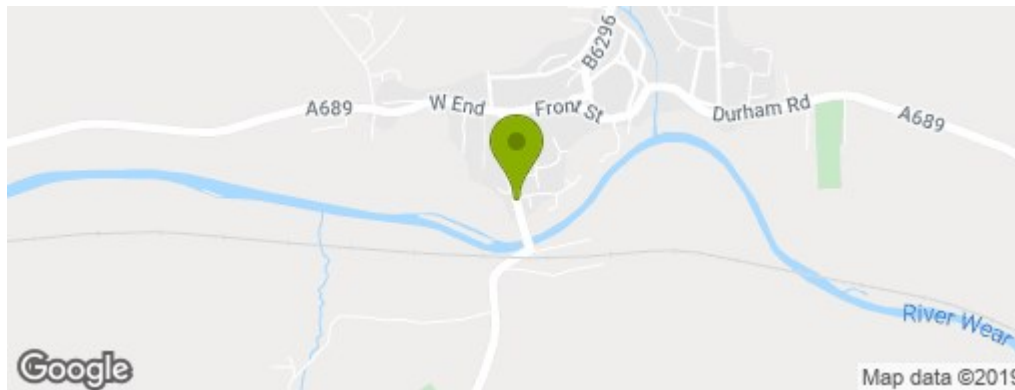


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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