

VICKERS & BARRASS

Chartered Surveyors

Property Sales, Lettings & Management



EPC Rating B



Campbell Street, Tow Law, Bishop Auckland
Offers In Region Of £110,000

A modern 3 bedroom town house located close to the centre of Tow Law. The property briefly comprises: Entrance hall, ground floor WC, open plan living/dining/kitchen space, 2 double bedrooms and family bathroom to the 1st floor, master bedroom and en-suite bathroom to the 2nd floor. Externally there is a garden and parking to the property.

GROUND FLOOR

ENTRANCE HALL

UPVC entrance door, central heating radiator and phone point.

GROUND FLOOR WC

6' 10" x 3' 4" (2.1m x 1.03m)

Fitted with a WC, wash hand basin, heated towel rail, extractor fan and opaque window.

LIVING ROOM

17' 0" x 14' 1" (5.2m x 4.3m)

Spacious open plan living room with UPVC window and external door, 2 central heating radiators, under stairs storage cupboard and coving to ceiling. The living room opens into:

KITCHEN

12' 5" x 9' 6" (3.8m x 2.9m)

Fitted with a range of wall and base units, corresponding work surfaces over with stainless steel sink drainer unit and gas hob inset. Ceramic tiled splash backs, built in electric oven, extractor hood, space for washing machine and tumble dryer, spotlights and coving to ceiling.

FIRST FLOOR

LANDING

BEDROOM 1

13' 9" x 9' 8" (4.2m x 2.96m)

Double room with 2 windows, central heating radiator and coving to ceiling.

FAMILY BATHROOM

7' 2" x 6' 10" (2.20m x 2.1m)

Fitted with a white suite comprising paneled spa bath with mixer tap shower over and glass shower screen, pedestal wash hand basin, WC, tiled splash backs, extractor fan, chrome heated towel rail and spotlights to ceiling.

BEDROOM 2

14' 1" x 9' 10" (4.3m x 3.0m)

'L' shaped room with two windows, central heating radiator and coving to the ceiling.

SECOND FLOOR

BEDROOM 3

13' 5" x 10' 8" (4.1m x 3.27m)

Master bedroom located on the top floor, with sunlight to the ceiling, central heating radiator and cupboard housing a gas combination boiler.

ENSUITE BATHROOM

14' 1" x 6' 2" (4.3m x 1.9m)

Spacious bathroom with cubic free-standing chrome foot bath, pedestal wash hand basin, WC, chrome heated towel rail, extractor fan, sky light and spot lights to ceiling.

EXTERNAL

Fully enclosed garden laid mainly to lawn with access to the side leading to a further paved garden area. To the front of the garden is a designated parking area.

COUNCIL TAX

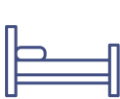
Council Tax Band B

VIEWING

Strictly by appointment through the Agent.



Town House



3 Bed



1 Reception Room



2 Bathrooms



Gas Central



Parking

Crook Office

5 South Street, Crook, County Durham, DL15 8NE

T: 01388 766676

E: crook@vickersandbarrass.co.uk

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs (92-100) A			Very environmentally friendly - lower CO ₂ emissions (92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England, Scotland & Wales			England, Scotland & Wales		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.





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