



**Wear View, Frosterley, DL13 2RB**  
**2 Bed - House - Semi-Detached**  
**£425 Per Calendar Month**

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This well presented and spacious two double bedroom end terrace house which is well positioned in the popular village of Frosterley on Wear View and enjoys pleasant views to both front and rear aspect.

The house has good sized living accommodation throughout along with generous outside space with an extra garden area to the front of the property, which would be ideal for an allotment area. The property is fully UPVC double glazed and is warmed by gas central heating. The floor plan comprises of entrance vestibule, lounge, dining room, kitchen. To the first floor there are two double bedrooms and a good sized family bathroom. Outside there is a yard to the rear, a garden to the front, down a stone staircase there is a further garden area.

Wear View is within walking distance to Frosterley's amenities and bus links,

An internal viewing comes highly recommended.

**\*\*Please Note there may be a slight rent increase to allow pets**

Required Earnings, Tenants £12,450.00 Guarantor (if required) £14,940

#### **Entrance Vestibule**

Via UPVC double glazed entrance door and stairs leading to first floor landing.

#### **Lounge**

13'11 x 13'6 (4.24m x 4.11m)

With UPVC double glazed window to front aspect, central heating radiator, open fire, laminate flooring.

#### **Dining Room**

13'8 x 12'9 (4.17m x 3.89m)

With UPVC double glazed window to rear aspect, central heating radiator, open fire and laminate flooring.

#### **Kitchen**

13'0 x 5'5 (3.96m x 1.65m)

Fitted with a range of wall, base and drawer units with complimenting work surfaces incorporating an inset sink unit with mixer tap, four ring gas hob, built in oven below, tiled splash backs, central heating radiator, wood effect laminate flooring, two UPVC double glazed windows, UPVC double glazed door leading to rear yard.

#### **First floor landing**

With two central heating radiators, loft hatch and cupboard housing the gas central boiler.

#### **Bedroom One**

10'7 x 13'7 (3.23m x 4.14m)

With UPVC double glazed window to front aspect, central heating radiator.

#### **Bedroom Two**

13'9 x 9'3 (4.19m x 2.82m)

With UPVC double glazed window to rear aspect, central heating radiator.

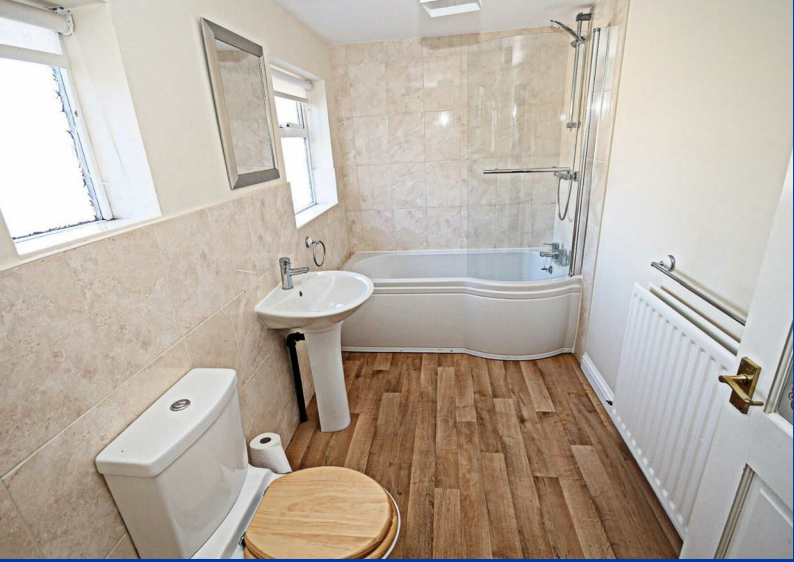
#### **Family Bathroom**

A well fitted white three piece suite comprising of p shaped bath with mixer tap and mains shower attachment above, shower screen, wash hand basin with mixer tap, low level w.c., tiled splash backs, central heating radiator, two frosted UPVC double glazed windows.

#### **Outside**

To the front of the property there is an enclosed garden area with gated access, it is mostly laid to lawn and enjoys pleasant views over local countryside. Over the back lane and down a stone staircase is a further garden area which would be superb for allotments or general storage. To the rear of the property there is an enclosed yard which is ideal for storing bins etc.







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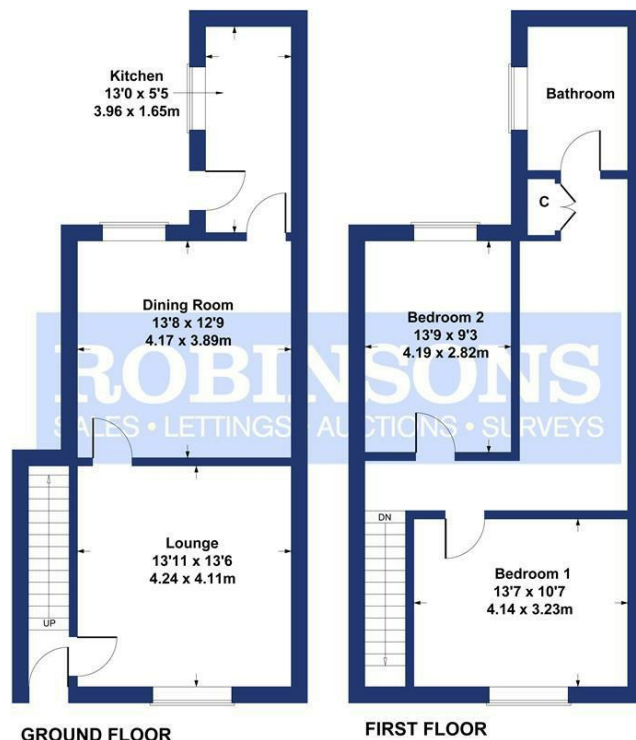
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Strategic Marketing Plan

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## Wear View, Frosterley

Approximate Gross Internal Area  
1046 sq ft - 97 sq m



GROUND FLOOR

FIRST FLOOR

### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2018

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 92-99 <b>A</b>	99	Very environmentally friendly - lower CO <sub>2</sub> emissions 82-90 <b>A</b>	
87-91 <b>B</b>		77-81 <b>B</b>	
82-86 <b>C</b>		72-76 <b>C</b>	
77-81 <b>D</b>		67-71 <b>D</b>	
72-76 <b>E</b>		62-66 <b>E</b>	
67-71 <b>F</b>		57-61 <b>F</b>	
62-66 <b>G</b>		52-56 <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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