

Lydgate Lane

Wolsingham DL13 3HA

Chain Free £130,000

Venture
PROPERTIES



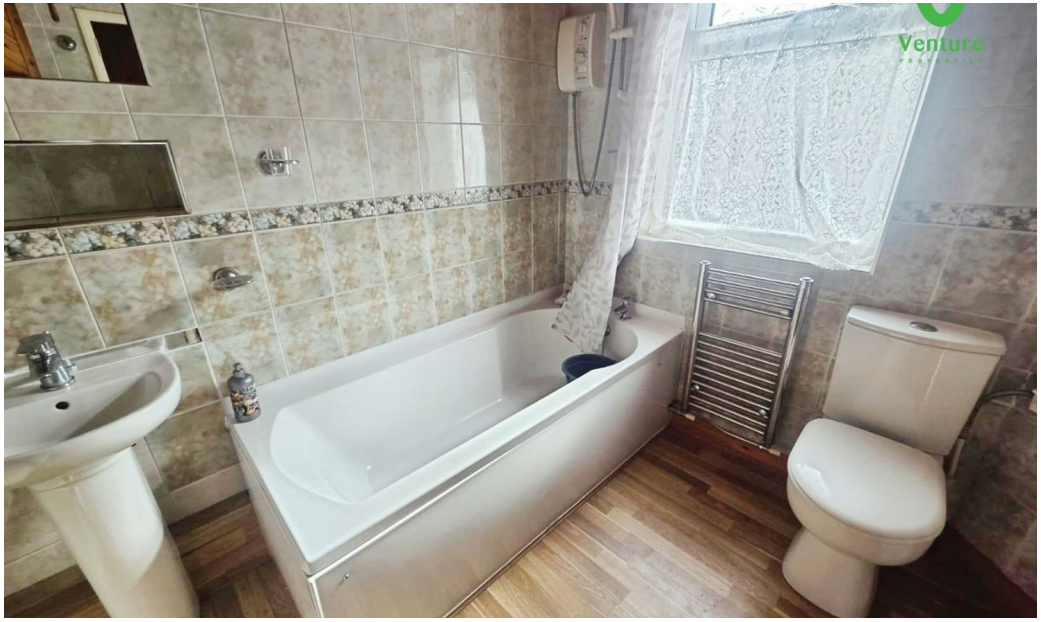






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- Two Bedroom Mid Terraced Home
- EPC GRADE D
- Small Front Garden
- CHAIN FREE
- Ground Floor Bathroom
- Rear Enclosed Yard
- Lounge & Dining Room
- Attic Space
- Call venture To View Today

This delightful terraced cottage offers a wonderful opportunity for those seeking a traditional home with character. The property features two inviting reception rooms, perfect for both relaxation and entertaining. The galleried kitchen provides a unique touch, allowing for a bright and airy cooking space, while the ground floor bathroom adds convenience for everyday living.

Upstairs, you will find two generously sized double bedrooms, providing ample space for rest and personalisation. The cottage benefits from gas central heating and double glazing, ensuring warmth and comfort throughout the seasons. While the property may require slight modernisation, it presents a fantastic canvas for buyers to add their personal flair and style.

Outside, the cottage boasts a small front garden that enhances its curb appeal, along with a rear enclosed yard, ideal for outdoor enjoyment or gardening. Being chain-free, this home is ready for a swift and smooth transition for its new owners.

This traditional Wolsingham cottage is not just a house; it is a place where memories can be made. With its charming features and potential for modernisation, it is an excellent choice for first-time buyers, couples, or those looking to downsize. Do not miss the chance to make this lovely property your own.

Ground Floor

Entrance Hallway
Via upvc door, central heating radiator and stairs to first floor.

Lounge
13'3" x 11'10" (4.062 x 3.623)
Having wall mounted electric fire, central heating radiator and uPVC double glazed window to front.

Dining Room
15'5" x 11'8" (4.717 x 3.570)
Having feature inglenook fireplace (no fire)
Under stairs cupboard, central heating radiators and uPVC double glazed window to rear.

Kitchen
11'7" x 7'11" (3.540 x 2.430)
Fitted with wall and base units with contrasting work surfaces over, stainless steel sink unit with mixer tap, integrated electric oven and gas hob, plumbing for washing machine and space for fridge freezer, tiled flooring and upvc double glazed window to side.

Inner Lobby
Having central heating radiator and uPVC double glazed door.

Bathroom/WC
Fitted with a white wc, wash hand basin, panelled bath with electric shower over, chrome heated towel rail.

First Floor

Landing
Having loft hatch with drop ladder.

Bedroom One
12'11" x 10'9" (3.956 x 3.286)
Having two double wardrobes, built in dressing unit, central heating radiator and uPVC double glazed window to front.

Bedroom Two
13'5" x 11'10" (4.106 x 3.607)
Having two double fitted wardrobes, one housing gas boiler , central heating radiator and uPVC double glazed window to rear.

Externally
Rear enclosed yard and small garden to front.

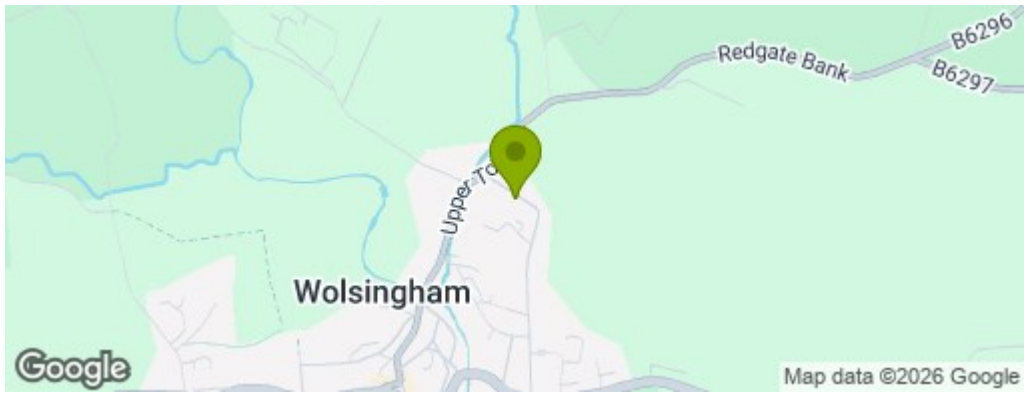
Other General Information
Tenure: Freehold
Gas and Electricity: Mains
Sewerage and water: Mains
Broadband: Superfast Broadband available. Highest available download speed 80 Mbps Highest available upload speed 20 Mbps
Mobile Signal/coverage: We would recommend speaking to your provider to discuss this further.
Council Tax: Durham County Council, Band: A. Annual price: £1,711.11 (Maximum 2025)
Energy Performance Certificate Grade D
Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.
Flood Risk: Very low risk of surface water flooding and flooding from the rivers and sea

Disclaimer
The preceding details have been sourced from the seller, OntheMarket.com and other third parties. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Venture Properties (Crook) Limited cannot accept liability for any information provided.

Energy Performance Certificate
https://find-energy-certificate.service.gov.uk/energy-certificate/5136-1828-8600-0813-5226

EPC Grade D expires 2036





Property Information

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