

Uppertown

Wolsingham DL13 3ES

Chain Free £240,000

Venture
PROPERTIES









This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.









This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Uppertown

Wolsingham DL13 3ES



- Two Bedroom Mid Terraced Cottage
- EPC GRADE D
- Patio and lawned areas
- CHAIN FREE
- Outstanding hillside views
- Greenhouse and storage shed
- Large west-facing rear garden
- Village Location
- Single garage plus off-road parking

For sale: a two-bedroom terraced cottage in the heart of Wolsingham, a well-regarded village in Weardale. This property offers one reception room, one kitchen, one bathroom and is available chain free.

The ground floor comprises an entrance hallway, a bright living room suited to everyday relaxation, and a spacious kitchen with room for dining. A rear porch provides access to the garden and the staircase rises to the first floor, where there are two double bedrooms and a bathroom.

A key feature is the large west-facing rear garden, enjoying hillside views and enclosed by traditional dry stone walls to three sides. The garden includes lawned areas, patio spaces suitable for outdoor seating, established planting, a greenhouse, storage shed and outside tap. To the rear is a single garage with up-and-over door and separate uPVC access door, offering secure parking or additional storage, together with off-road parking.

Wolsingham provides a range of village amenities including local shops, pubs and cafés, with wider facilities available in Bishop Auckland and Crook. Nearby countryside and riverside walks along the River Wear make the location attractive for those who value outdoor space.

Public transport links include Wolsingham's regular bus services towards Bishop Auckland and Durham. By car, Durham is typically reachable in around 30–35 minutes and Bishop Auckland in around 20 minutes, providing access to further retail, leisure and mainline rail connections.

This two-bedroom terraced cottage represents an appealing opportunity for a variety of buyers seeking a village setting with private garden and garage.

GROUND FLOOR

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

Lounge
13'11" x 10'7" (4.267 x 3.229)
With feature fireplace housing electric fire, central heating radiator and uPVC double glazed window to front

Kitchen/Breakfast Room
13'3" x 9'7" (4.044 x 2.944)
Fitted with wall and base units with contrasting work surfaces over, stainless steel sink unit, double integrated electric oven and separate electric hob, plumbing for washing machine, space for fridge freezer, central heating radiator, timber door to rear and double glazed window, central heating radiator and under stairs cupboard.

FIRST FLOOR

Landing

Bedroom One
14'8" x 11'0" (4.479 x 3.369)
With fitted furniture, central heating radiator and uPVC double glazed window to front , over stairs cupboard.

Bedroom Two
9'8" x 8'2" (2.955 x 2.501)
With two storage cupboards one housing gas boiler, central heating radiator and uPVC double glazed window to rear.

Shower Room/WC
With a double shower cubicle with electric shower over, wc wash hand basin set to vanity unit and chrome heated towel rail

Agents Note
It is our understanding that the owner of this property has right of access to the pathway at the front of the property that leads from the pavement to the front door The neighbouring property to the Northern side has right of access over the rear area of this property

Externally
A key feature is the large west-facing rear garden, enjoying hillside views and enclosed by traditional dry stone walls to three sides. The garden includes lawned areas, patio spaces suitable for outdoor seating, established planting, a greenhouse, storage shed and outside tap. To the rear is a single garage with up-and-over door and separate uPVC access door, offering secure parking or additional storage, together with off-road parking.

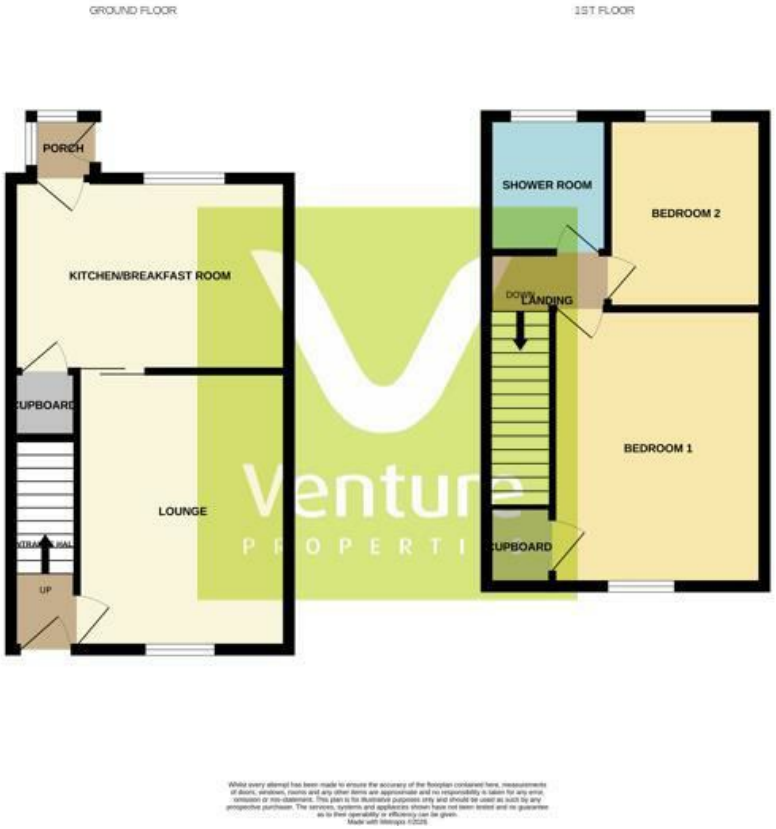
Energy Performance Certificate
To view the full Energy Performance Certificate for this property, please use the following link:

https://find-energy-certificate.service.gov.uk/energy-certificate/0330-2289-0640-2706-8041?print=true

EPC Grade D

Other General Information
Other General Information
Tenure: Freehold
Gas and Electricity: Mains
Sewerage and water: Mains
Broadband:
Superfast Highest Available Download Speed 80 Mbps Highest available Upload Speed 20 Mbps

Mobile Signal/coverage: Good with EE, O2, Three and Vodafone. But we do recommend you check with your provider.
Council Tax: County Council, Band: B Annual price: £1996.30 (Maximum 2026)
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 from Surface Water. Very Low from Rivers and Seas.
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.
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.





Property Information

01388 741174

5 South Street, Crook, DL15 8NE
crook@venturepropertiesuk.com