

Ironworks Road

Tow Law DL13 4AJ

By Auction £65,000

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.









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Ironworks Road

Tow Law DL13 4AJ



- Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £65.000
- EPC Grade D
- Wet Room/Shower Room
- Being sold via 'Secure Sale'
- Lounge & Dining Room
- Rear Enclosed Yard
- CHAIN FREE
- Kitchen & Wc First Floor
- Two/Three Bedroom Mid Terraced

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £65.000
Set across three well-proportioned storeys, this inviting terraced house in the heart of Tow Law, County Durham, offers superb potential for families, first-time buyers, and investors alike. Requiring some modernisation but presented chain free, the property delivers flexible living spaces and an affordable opportunity to enhance and personalise to your own taste.

The ground floor offers you with a versatile space that can function either as a comfortable bedroom or a relaxing lounge, ensuring complete adaptability to suit changing needs. On the first floor, a spacious and naturally lit lounge is complemented by a dedicated dining area. A separate, good-sized kitchen provides ample room for meal preparation, while both a modern wet room and a separate WC add consistent comfort and practicality.

Climbing to the top floor reveals two exceptionally generous double bedrooms. Each benefits from abundant natural light and offers plenty of space for restful nights or peaceful study. To the rear, there's a fully enclosed yard—ideal for container gardening, alfresco dining, or simply enjoying a breath of fresh air. On-street parking is readily available, adding further convenience.

Ideally situated in the historic town of Tow Law—once celebrated for its proud industrial past—the property is surrounded by a friendly community atmosphere. The dramatic landscapes of the North Pennines Area of Outstanding Natural Beauty are just minutes away, offering a variety of walking trails, cycling routes, and breath-taking scenic vistas. Tow Law itself provides a range of everyday amenities, including local shops, well-regarded schools, and welcoming pubs.

Ground Floor

Entrance Hallway
Front entrance door and staircase to the first floor

Ground Floor Bedroom
14'3" x 9'7" (4.368 x 2.927)
UPVC double glazed window to the front elevation, central heating radiator as well as a large storage area.

First Floor

Dining Room
14'3" x 10'4" (4.366 x 3.158)
With sliding doors from the lounge, central heating radiator and upvc double glazed window to rear.

Lounge
13'6" x 10'2" (4.128 x 3.113)
Having feature fireplace housing electric fire. central heating radiator and upvc double glazed window to rear.

Kitchen
12'8" x 7'4" (3.886 x 2.244)
Fitted with a range of white wall and base units having contrasting work surfaces over, stainless steel sink unit with mixer tap, slot for electric oven, plumbing for washing machine, space for fridge freezer, tiled splash backs , central heating radiator, upvc double glazed window to side and rear entrance door.

Separate WC
Fitted with a wash hand basin, wc and pvc panelling to walls.

Wet Room
A good sized walk in wet room to the second floor having open shower with mains shower and curtain. wc, wash hand basin and central heating radiator.

Second Floor

Landing
Connecting bedroom two and three.

Bedroom Two
13'6" x 14'7" (4.140 x 4.450)
With central heating radiator and upvc double glazed window to front.

Bedroom Three
13'7" x 10'3" (4.158 x 3.141)
Having central heating radiator, wall mounted gas boiler. fitted wardrobes and upvc double glazed window to rear.

Exterior
Externally to the rear is an enclosed yard.

Energy Performance Certificate
To view the full Energy Performance Certificate please use the following link:
https://find-energy-certificate.service.gov.uk/energy-certificate/3036-5229-4500-0812-8226
Grade D

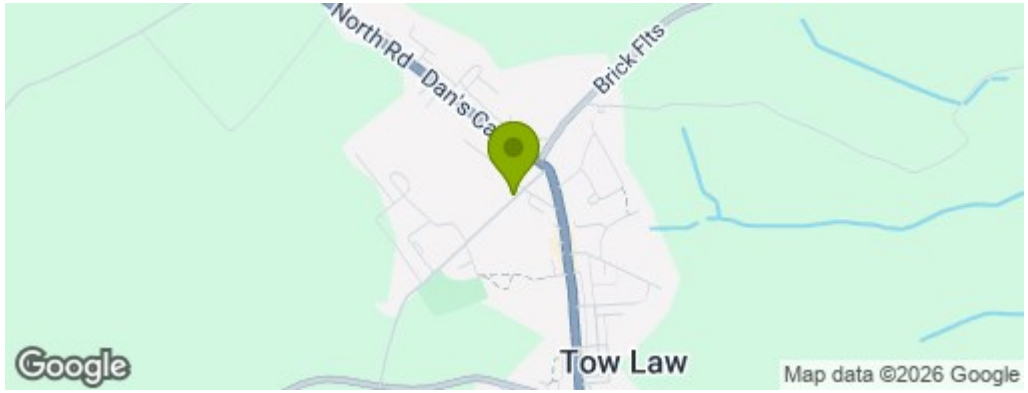
Other General Information
Tenure: Freehold
Gas and Electricity: Mains
Sewerage and water: Mains
Broadband: Superfast Highest available download speed 80 Mbps Highest available upload speed 20 Mbps
Mobile Signal/coverage: We would recommend speaking to your provider
Council Tax: Durham County Council, Band: A. Annual price: £1,725.04 (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 risk of surface water flooding and flooding from the rivers and the sea.
This property has been vacant for a number of months, additional council tax charges may be payable upon completion.

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.

Auctioneers Additional Comments
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Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.
This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.
The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.
Please be aware that any enquiry, bid or viewing of the subject property will require your details being
shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.
The property is being sold via a transparent online auction.
In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.
The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.
These prices are subject to change.
An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold
prior to the end of the auction. A Legal Pack associated with this particular property is available to view upon request and contains
details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.
Auctioneers Additional Comments
In order to secure the property and ensure commitment from the seller, upon exchange of contracts



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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