



8 Valley Close, Tow Law, Bishop Auckland, County Durham, DL13 4AN
Guide Price £175,000

**Vickers
& Barrass**
— Est. 1973 —
Land and Estate Agents

8 Valley Close is a fantastic two bedroom, detached bungalow set on a quiet residential street in Tow Law. The property boasts spacious accommodation with gardens to the front and rear and a garage and driveway for multiple vehicles.

- Detached bungalow
- Spacious living accommodation
 - Two double bedrooms
- Gardens to front and rear
 - Garage and driveway
- Energy performance rating D 59



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LOCATION

Tow Law is a small town in County Durham, situated on high ground along the A68 road between Darlington and Edinburgh. The town is a quiet rural community surrounded by countryside. It has a range of local amenities including a small supermarket, convenience stores, butchers, and primary school. A wider range of shopping and recreational facilities can be found at Crook, Bishop Auckland, Durham and Consett. Tow Law is around 10 miles west of Durham City and 6 miles south of Consett.

what3words ///standards.snuggle.eternity

DESCRIPTION

8 Valley Close is a spacious detached bungalow with excellent outside space with gardens to the front and rear, a single garage and driveway for multiple vehicles.

Entering the property there is a large hallway with doors radiating to the living accommodation. The

living room lies to the front of the property having a fireplace and views out across the front garden and valley beyond. The kitchen lies to the rear of the property being of good proportions and has range of units and storage cupboards, and an outlook to the garden at the rear from the kitchen sink. There is a freestanding cooker and under counter space for a fridge/freezer. From the kitchen there is a rear porch with access to the adjoining garage, a separate WC and a store room. There is also a door from the rear porch to the garden at the rear.

Returning to the hallway there are two double bedrooms both having fitted wardrobes, one lying to the front of the property and one to the rear. The bathroom comprises a bath, shower, WC and wash basin.

Externally, to the front of the property is a low maintenance garden partially paved and graveled, with flower and shrub borders. There is a driveway for multiple vehicles and single garage. To the rear

of the property there is a patio garden with shrub borders, an outhouse and a greenhouse.

There is a strip of land on the opposite side of the road to the property which is also included within the sale and detailed on the enclosed plan.

SERVICES

The property is served by mains electricity, water and drainage and has mains gas central heating.

COUNCIL TAX BAND

Durham County Council Tax Band C.

ENERGY PERFORMANCE CERTIFICATE

The property is EPC rating D 59.

MATERIAL INFORMATION

It is understood that the property has access to a good broadband connection and has good mobile phone signal in this area. We would advise prospective purchasers to perform their own due diligence in respect of availability. With reference to data from the Environment Agency's Flood Warning



Information Service there is a very low risk of flooding from surface water, rivers and sea.

COSTS

Each party is to bear their own costs.

MONEY LAUNDERING

Prospective buyers should be aware that in the event that they are successful they will be required to provide documents in relation to the current Money Laundering and Terrorist Financing Regulations. The extent of the required documentation will be confirmed to the purchaser (s) after acceptance of an offer.

TENURE

We are informed by the current vendors that the property is held freehold. The property is held over three titles, one being unregistered.

METHOD OF SALE

The property is offered for sale as a whole by private treaty.



VIEWINGS

Please contact Vickers & Barrass Darlington office on 01325 728084 to arrange a viewing, which are strictly by appointment only.

LOCAL AUTHORITY

Durham County Council

www.durham.gov.uk

03000 26 0000

STAMP DUTY LAND TAX

This property may be subject to Stamp Duty Land Tax (SDLT). The amount payable will depend on the buyer's circumstances. We recommend obtaining advice from a solicitor or financial adviser.

NOTES

Particulars prepared – December 2025

Photographs taken – December 2025

PARTICULAR NOTES

The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute, all or part of an offer or contract; all



descriptions, dimensions, areas, references to condition and necessary consents for use and occupation and other details are given as a guide only and without responsibility. Any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to their accuracy.

No employee of Vickers & Barrass, Chartered Surveyors has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given by the Vendors or the Lessors of this property.

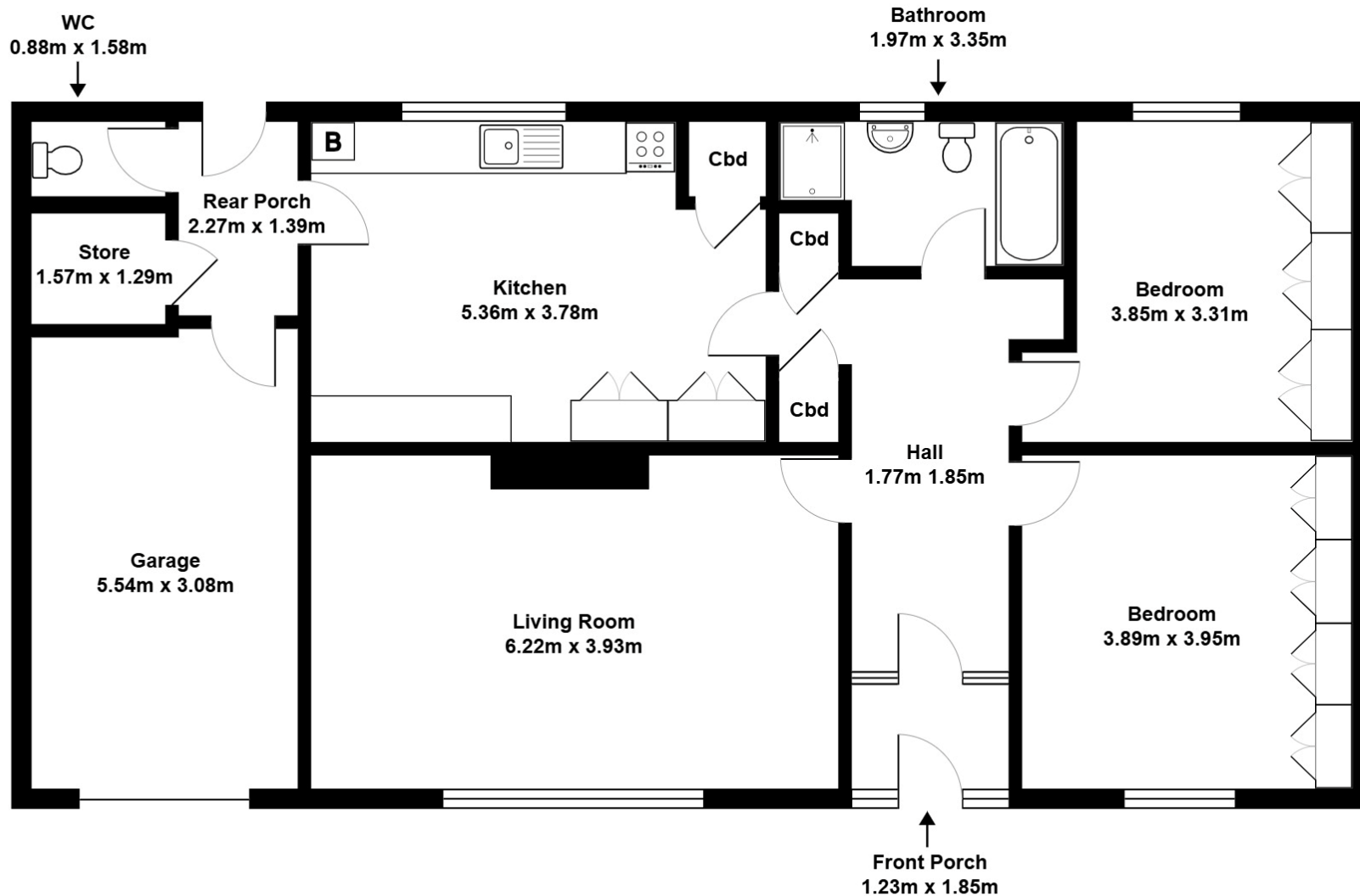
Any offer for this property will be taken as an admission by the intending purchaser that they have relied solely upon their own personally verified information, inspection, and enquiries.

The photographs show only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.

Where any reference is made to planning permissions or potential uses, such information is given by Vickers & Barrass, Chartered Surveyors in good faith. Prospective purchasers should make their own enquiries with the Local Planning authority into such matters.

The Vendors reserve the right to amalgamate and to generally amend the particulars or method of sale.

The particulars have been prepared in accordance with the Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.



All measurements are approximate and for display purposes only





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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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