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Hall Lane Estate Willington, Crook, DL15 0QG

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Price £130,000

Three bedroomed, semi detached family home which has been modernised throughout by the current vendors. Benefiting from a double driveway, large garden and new windows and doors. Located just a short distance from the local amenities as well as having both primary and secondary schools in the village. The neighbouring towns Crook and Bishop Auckland provide this location with further amenities, as well as having an extensive public transport system to not only the surrounding towns and villages but to further afield places such as Durham and Darlington. For commuters, the A688 is nearby and leads to the A1 (M) both North and South.

In brief the property comprises; an entrance hall leading through into the living room, dining room, kitchen and under-stairs cloakroom to the ground floor. The first floor contains the master bedroom, two further bedrooms and family bathroom. Externally the property has a paved double drive to the front property ample off street parking, whilst to the rear there is a large landscaped garden mainly laid to lawn with perimeter borders, decked seating area, pergola, pond and large storage shed.

Hunters Bishop Auckland 147-149 Newgate Street, Bishop Auckland, DL14 7EN | 01388 311582
bishopauckland@hunters.com | www.hunters.com

Floor plan of the first floor. The plan includes the following rooms and features:

- Dining Room**: A large yellow rectangular room on the left side.
- Living Room**: A large yellow rectangular room on the right side, adjacent to the Dining Room.
- Kitchen**: A yellow rectangular room located at the bottom right, adjacent to the Living Room.
- Entrance Hall**: A brown rectangular area at the bottom left, containing a staircase labeled "UP" with an arrow pointing right.
- Cloakroom**: A small blue rectangular room located at the bottom center, adjacent to the Entrance Hall.

The plan also shows several windows, represented by white trapezoidal shapes along the top and bottom walls.

The floor plan shows a rectangular layout. On the left side, there are two bedrooms: 'BEDROOM TWO' at the top and 'BEDROOM THREE' at the bottom. On the right side, there is a 'MASTER BEDROOM' at the top and a 'BATHROOM' at the bottom. A central 'LANDING' area connects these rooms. Two 'STORAGE' areas are located near the top of the landing. A staircase with an arrow pointing 'DOWN' is situated at the bottom of the landing area.

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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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	59	76
England & Wales EU Directive 2002/91/EC 		

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions		
England & Wales EU Directive 2002/91/EC 		

Living Room

14'1" x 12'5"
Spacious and bright living room, benefitting from neutral decor with media wall, flame effect electric fire and French doors to the rear elevation.

Dining Room

12'5" x 8'10"
The dining room is another good size, with ample space for furniture, laminate flooring and French doors to the rear leading into the garden.

Kitchen

15'8" x 6'2"
The kitchen is fitted with a modern range of wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drainers unit. Benefiting from an integrated oven, hob and overhead extractor hood along with space for further free standing appliances.

Master Bedroom

12'5" x 10'9"
The master bedroom provides space for a king sized bed, further furniture, built in storage cupboard and window to the rear elevation.

Bedroom Two

12'9" x 11'1"
The second bedroom is another double bedroom with window to the rear elevation.

Bedroom Three

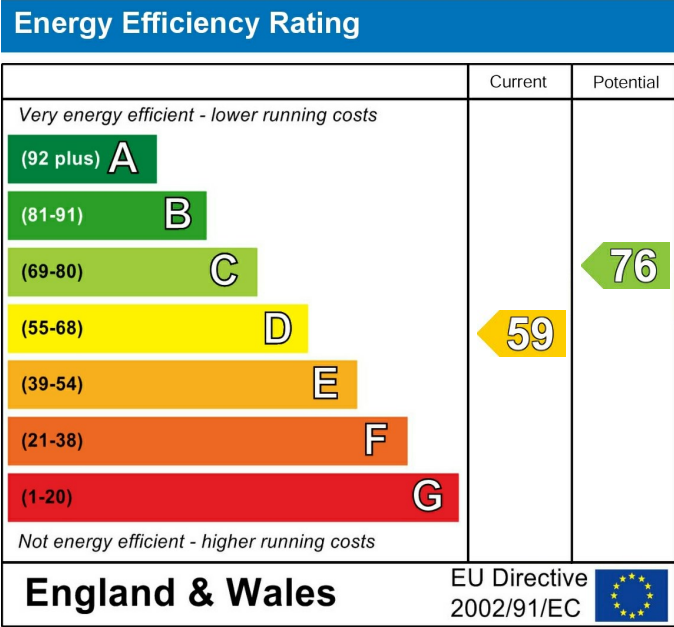
9'2" x 7'6"
The third bedroom is a single room with window to the front elevation.

Bathroom

7'8" x 5'2"
Fitted with a double walk in shower cubicle, WC and wash hand basin. Fully tiled and fitted with a grey panelled radiator.

External

Externally the property has a paved double drive to the front property ample off street parking, whilst to the rear there is a large landscaped garden mainly laid to lawn with perimeter borders, decked seating area, pergola, pond and large storage shed.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



