



Westmorland Place

Willington DL15 0AR

£550 Per Calendar Month





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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Westmorland Place

Willington DL15 0AR



- Recently Renovated
- EPC Grade C
- Recently Refitted Kitchen

- Lovely Two Bedroom Semi
- Driveway For Car parking
- Recently Refitted Bathroom/wc

- Gardens To The Front & Rear
- All New Flooring Throughout
- Available Now

Situated in Willington, this delightful house on Westmorland Place offers a perfect blend of modern comfort and traditional appeal. Recently renovated, the property boasts a fresh and inviting atmosphere, making it an ideal home for families or couples alike.

Upon entering, you will find a spacious reception room that serves as a welcoming space for relaxation and entertainment. The house features two well-proportioned bedrooms, providing ample space for rest and privacy. The newly fitted bathroom is both stylish and functional, ensuring a pleasant experience for all residents.

The heart of the home is undoubtedly the brand-new kitchen, which has been thoughtfully designed to cater to all your culinary needs. With modern appliances and ample storage, it is a perfect space for cooking and gathering with loved ones.

Throughout the property, you will appreciate the all-new flooring that adds a touch of elegance and warmth to each room. The gardens surrounding the house offer a lovely outdoor retreat, ideal for enjoying the fresh air or hosting summer barbecues. Additionally, the driveway provides convenient off-street parking, a valuable feature in today's busy world.

This property is not just a house; it is a home that has been lovingly updated to meet the needs of modern living while retaining its character. With its prime location and thoughtful renovations, this residence is sure to attract those seeking a comfortable and stylish living space in the heart of Willington. Do not miss the opportunity to make this charming house your new home.

Ground Floor

Entrance Hallway

UPVC double glazed front entrance door, central heating radiator, staircase to the first floor and cloak hooks

Lounge

13'03 x 11'10 (4.04m x 3.61m)
UPVC double glazed window to the front elevation, wall mounted electric fire, double central heating radiator, alcove cupboard with concealed lighting

Kitchen/Dining Room

17'05 x 6'06 (5.31m x 1.98m)
Recently refitted with a range of Cream High Gloss wall and base units, laminated working surfaces over, inset one and a half bowl sink unit with mixer taps over, two UPVC double glazed windows, integral appliances including electric oven, electric hob, splash back and extractor hood over, plumbing and space for washing machine, decorative wall radiator, wall mounted gas boiler, timber door to understairs storage cupboard. UPVC double glazed rear door.

First Floor

Landing

UPVC double glazed window and loft access

Bedroom One

17'05 max x 8'02 (5.31m max x 2.49m)
UPVC double glazed window, central heating radiator and overstairs storage cupboard

Bedroom Two

11'04 x 10'03 (3.45m x 3.12m)
UPVC double glazed window and central heating radiator

Bathroom/wc

Recently refitted with a Cream panelled bath with electric shower and shower screen over, wc, wash hand basin, opaque UPVC double glazed window, chrome heated towel rail and tiled splash backs

Exterior

Immediately to the front of the property there is a lawned garden and a side driveway providing off street car parking for one vehicle. Whilst to the rear of the property there is a further enclosed garden with fence surround, lawned area, gravelled flower borders and storage shed.

Energy Performance Certificate

To view the Energy Performance Certificate, please click the following link: <https://find-energy-certificate.service.gov.uk/energy-certificate/8601-1115-8029-3526-8683>

Holding Deposit/ Tenant Information

All of our rental properties require a Holding Deposit equivalent to 1 week's rent. The Tenant is entitled for this Holding Deposit to be repaid within 15 calendar days of their application proceeding. However, in most cases we hope to repay this to the Tenant on the day you move in and this will be deducted from your first month's rent. This will need to be agreed with the Tenant during the application process.

You will lose your Holding Deposit if any of the following occurs:

1. You give us false or misleading information. For example, incorrect salary/income details or you fail to tell us about a CCJ.
2. You fail a Right to Rent check and are not eligible to reside in the UK.
3. You withdraw your application.
4. You drag your feet during the application process.

All of our rental properties will require a Security Deposit, payable on the day you move in, equivalent to 5 weeks' rent.

Bond/ Deposit

The security deposit (bond) amount is equivalent to 5 weeks rent.

Reposit - Rent Without a Deposit

This property is available to tenants using an alternative to the traditional deposit (bond) of 5 weeks' rent.

Using Reposit, tenants are only required to pay the equivalent of 1 week's rent (or £150, whichever is greater) as an alternative to paying the traditional deposit of 5 weeks' rent. For example, if the rent is £550, the Reposit will be the minimum payment of £150. If the rent is £750, the Reposit will be equivalent to one week's rent at £173.08.

There is no need to pay a deposit or bond. This is a one-off, non-refundable payment.

Please note that just like a traditional deposit, you are still liable for any valid, end of tenancy charges. The difference with Reposit is that you keep control of your money and only pay these if they actually occur at the end of your tenancy, rather than paying at the start.

Further information is available at www.reposit.co.uk/tenants.

General Information

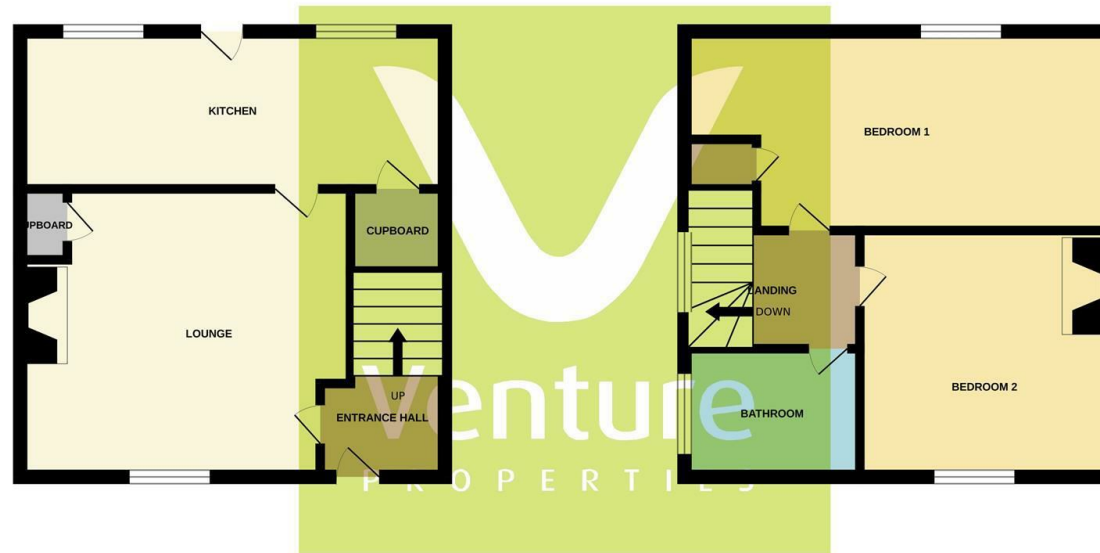
Tenure: Freehold
Gas and Electricity: Mains
Sewerage and water: Mains
Broadband: Ultrafast Available Highest available download speed 80 Mbps Highest available upload speed 20 Mbps
Mobile Signal/coverage: Limited
Council Tax: Durham County Council, Band: A Annual price: £1701 (Maximum 2025)
Energy Performance Certificate Grade C

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 (Crock) Limited cannot accept liability for any information provided.

GROUND FLOOR

1ST FLOOR



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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Property Information

Tenure- freehold

Durham County Council-Council Tax Band A

****Must See****

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