



Boyne Street

Willington



ADDISONS
PROPERTY • RURAL • VALUATION

ABOUT THE PROPERTY

An opportunity to purchase a two-bedroom, mid terrace house with a rear yard which should prove of interest to a first-time buyer or an investor. The property requires some updating/improvement but benefits from gas fired central heating and UPVC double glazing.

LOCATION

The property is situated on the outskirts of Willington. Willington is a small town with a useful range of amenities located approximately 2.5 miles (4km) to the east of Crook and 7miles (11km) southwest of Durham.

GROUND FLOOR

Lounge 15' 0" X 15' 11" (4.58m X 4.86m)

UPVC front door, Fireplace, built in storage cupboard, stairs to first floor, central heating radiator.

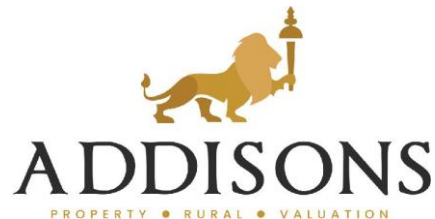
Kitchen 7' 3" X 8' 11" (2.21m X 2.72m)

Range of fitted wall and base cupboards, stainless steel sink unit, electric cooker point, plumbed for washing machine.

Dining Room 6' 11" X 13' 3" (2.12m X 4.05m)

Central heating radiator, UPVC rear door.

Walk in store cupboard 2.12m x 0.82m - Electric meter and RCD.



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FIRST FLOOR

Bedroom One 10' 1" X 12' 11" (3.09m X 3.95m)
Central heating radiator, over stair cupboard.

Bedroom Two 15' 2" X 12' 9" (4.64m X 3.91m)
Central heating radiator.

Bathroom 7' 11" X 4' 5" (2.42m X 1.35m)
Bath with shower over, wash basin, wc.

EXTERNALLY

Rear yard with one store.

SERVICES

Mains electricity, mains water and mains drainage are connected/available to connect to.

The property is heated by a wall mounted gas boiler in the kitchen

WHAT3WORDS

///swerving.table.wasp

TENURE

The property is freehold and the title is registered under title number DU136794. Vacant possession is available on completion of the sale.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Efficiency Rating is D66. The EPC is valid until 1 September 2031.

COUNCIL TAX

The property is assessed for Council Tax and is in Band A.

VIEWINGS

By appointment through the agent.

LOCAL AUTHORITY

Durham County Council, County Hall, Aykley Heads, Durham DH1 5UL. Telephone 0300 026 0000

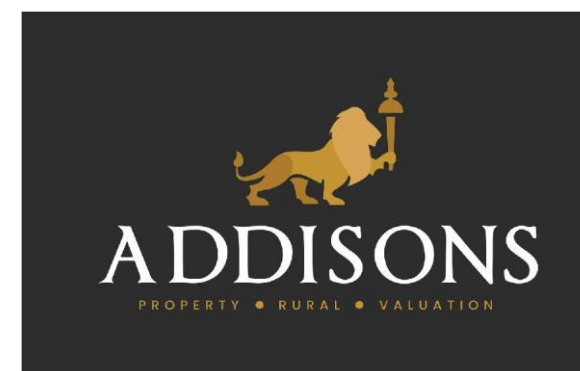
BROCHURE

Photographs taken May 2025.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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