



**Wesley Street**

Willington DL15 0AG

**Chain Free £75,000**





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.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

# Wesley Street

Willington DL15 0AG



- FOR SALE WITH TENANT
- EPC Grade D
- Town Centre Location

- Two Bedrooms
- Lounge
- Local Amenities Close by

- Mid Terrace
- Kitchen
- UPVC Double Glazed

For sale with sitting tenant. Current rental yield 7.6%  
An ideal investment opportunity or first time home, located in Willington just off the High Street which is walking distance to all local amenities.  
The property in brief comprises of entrance, lounge, kitchen and to the first floor two bedrooms and bathroom.

## Entrance

Accessed via a UPVC entrance door, stairs rise to the first floor and a door leads into the lounge.

## Lounge

15'6" x 15'9" (4.732 x 4.815)

Located to the front elevation of the property having a UPVC window, electric fire with neutral inset and hearth with wooden surround, central heating radiator and access to a useful under stair storage cupboard. An opening leads into the kitchen.

## Kitchen

4'2" x 17'0" (1.279 x 5.191)

Fitted with base and wall units with laminate work surfaces over and timed splash backs, space and plumbing for free standing appliances as required, two UPVC windows and UPVC door to the rear. Central heating radiator.

## Landing

Stairs rise from the entrance and provide access to the first floor accommodation. Central heating radiator.

## Bedroom One

11'5" x 9'11" (3.502 x 3.025)

Located to the front elevation of the property having a UPVC window, double fitted wardrobe housing the gas central heating

boiler and a central heating radiator. There is also additional overhead storage in one of the alcoves.

## Bedroom Two

10'9" x 8'3" max (3.302 x 2.536 max)

Located to the rear elevation of the property having UPVC window, storage cupboard and central heating radiator.

## Bathroom/WC

Fitted with a three piece suite comprising bath with electric shower over, WC and wash hand basin, partially tiled, central heating radiator and obscured UPVC window.

## Exterior

To the rear of the property is a shared yard area which allows access to an outhouse.

## Agents Note

Please note that the external area is not on the title deeds of the property only the outhouse which is the second one along from the property.

## Agents Note

It is our understanding that the gas boiler was installed in September 2023.

## Energy Performance Certificate

To view the full energy performance certificate for this property please use the link below:

<https://find-energy-certificate.service.gov.uk/energy-certificate/8531-6626-4330-6549-4992?print=true>

EPC Grade D

## Other General Information

Tenure: Freehold

Gas and Electricity: Mains (metered)

Sewerage and water: Mains

Broadband: Ultrafast broadband available. Highest download speed - 1000mbps. Highest upload speed 220mbps.

Mobile Signal/coverage: Coverage likely with EE, O2, Vodafone and Three.

Council Tax: Durham County Council, Band: A. Annual price: £1621 (Maximum 2024)

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.

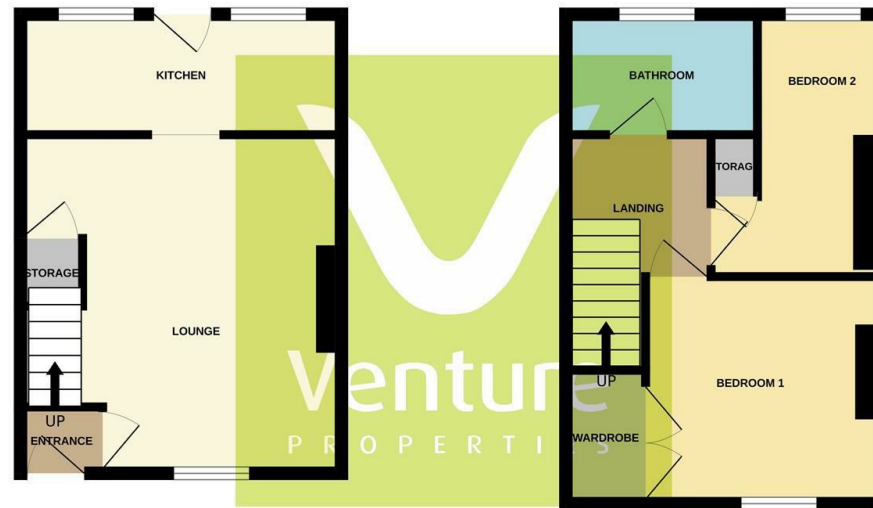
Flood Risk: Low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

## 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.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans 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.  
Made with Metropix ©2023



## Property Information

Durham County Council - Council Tax Band A  
Tenure - Freehold

01388 741174

5 South Street, Crook, DL15 8NE  
crook@venturepropertiesuk.com