



Armstrong Drive

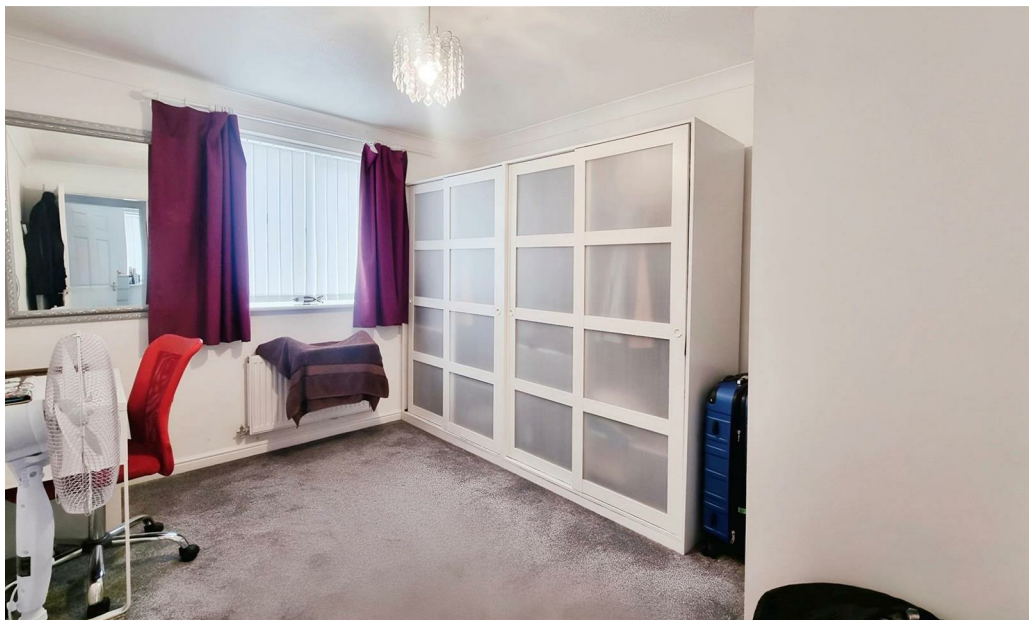
Willington DL15 0GB

Offers Over £200,000





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Armstrong Drive

Willington DL15 0GB



- Four Bedroom Detached Family Home
- EPC GRADE D
- En Suite Shower Room

- 2 Parking Spaces to Front
- Utility Room & Ground Floor WC
- Gas Central Heating

- Good Sized Rear Garden
- Conservatory
- Good Sized Plot

*** CHAIN FREE *** A deceptively spacious FOUR BEDROOM DETACHED HOUSE with good sized gardens to the front and rear with double driveway. There is a large Conservatory to the rear, as well as good sized Kitchen/Breakfast Room, Spacious Lounge, Utility room and Ground Floor Cloaks wc. To the first floor are Four Bedrooms, the main bedroom having En suite Shower Room, as well as a separate Family Bathroom.

Immediately to the front of the property there is a lawned garden and a driveway providing off street car parking for two vehicles. There is a garage however this has been separated into two sections by a stud wall, A timber gate gives access to the rear garden which is mainly laid to lawn with gravelled patio area, external water supply.

Situated in this sought after residential location a viewing is highly recommended

GROUND FLOOR

Entrance Hallway

Front entrance door, staircase to the first floor, and central heating radiator

Lounge

Having uPVC double glazed square bay window, tv point, coving to ceiling and double central heating radiator.

Kitchen & Breakfast Room

18'4" x 12'0" (5.61 x 3.66)

With laminated wall and base units, laminated working surfaces over, inset one and half bowl sink unit and mixer taps over, tiled splash backs, UPVC double glazed window, space for electric oven, plumbing and space for dish washer, coving to ceiling, laminate wood flooring timber door to under stairs cupboard, double central heating radiator and sliding patio doors through to

Conservatory

16'0" x 8'9" (4.90 x 2.69)

Having uPVC double glazed windows and doors.

Utility Room

Fitted with base units, laminated working surfaces over, inset single drainer sink

unit, plumbing and space for washing machine, laminate flooring, wall mounted gas boiler and central heating radiator and rear entrance door.

Ground Floor WC

Wc, was hand basin, tiled floor, central heating radiator and opaque UPVC double glazed window

FIRST FLOOR

Landing

Spindle balustrade, coving to ceiling, loft access and storage cupboard.

Bedroom One

12'2" x 12'2" (3.73 x 3.71)

With uPVC double glazed window, central heating radiator, coving to ceiling and fitted wardrobes.

En Suite Shower Room/WC

Fitted with a corner shower cubicle with mains shower, wc, pedestal wash hand basin, heated towel rail, opaque UPVC double glazed window and coving to ceiling

Bedroom Two

11'6" x 9'6" (3.53 x 2.90)

Having uPVC double glazed window, central heating radiator, coving to ceiling.

Bedroom Three

9'6" x 7'8" (2.92 x 2.34)

Having uPVC double glazed window, central heating radiator, coving to ceiling

Bedroom Four

9'1" narrowing to 5'6" x 8'11" (2.77 narrowing to 1.70 x 2.72)

Having uPVC double glazed window, central heating radiator, coving to ceiling

Bathroom/WC

Fitted with a Panelled bath, wc, pedestal wash hand basin, tiled splash backs and central heating radiator.

Externally

Immediately to the front of the property there is a lawned garden and a driveway providing off street car parking for two vehicles. There is a garage however this has been separated into two sections by a stud wall, A timber gate gives access to the rear garden which is mainly laid to lawn with gravelled patio area, external water supply.

Energy Performance Certificate

<https://find-energy-certificate.service.gov.uk/energy-certificate/8995-6460-0929-8997-7263>

Epc Grade D

Agents Other Information

Tenure: Freehold

Gas and Electric: Mains

Water and Drainage: Mains

Council Tax Band and Authority: Durham County Council. Band - D Annual Price:

£2,384.30 (Maximum 2024)

EPC Grade D

Broadband – Ultrafast available. Up to 1000 Mbps download speed. Highest available upload speed - 220 mbps

Mobile Signal/Coverage – Likely to be good

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

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.

Disclaimer

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Property Information

01388 741174

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