



**Low Willington**

Willington DL15 0BB

**By Auction £90,000**







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# Low Willington

## Willington DL15 0BB



- Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £90,000
- EPC Grade D
- UPVC Double Glazed

- CHAIN FREE
- Garage and Off Road Parking
- First Floor Bathroom

- Three Reception Rooms
- Enclosed Gardens
- Three Bedrooms

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CHAIN FREE, We are delighted to offer to the market this lovely ready made FAMILY HOME - THREE BEDROOMS, THREE RECEPTION ROOMS, GARDENS AND GARAGE, located in lower Willington. Willington has a range of amenities, schooling and recreational facilities and is ideally situated for the commuter with good road links to Durham, Darlington and the A1(M).

The property has been well maintained and cared for over the years by the current owners and in brief comprises of entrance, lounge, dining room, snug/family room, kitchen and to the first floor THREE BEDROOMS and family bathroom whilst externally ENCLOSED GARDENS to the front and rear, OFF ROAD PARKING and a GARAGE.

There is the potential to extend this property subject to the necessary consents - we recommend an early inspection of this lovely property to save disappointment.

### Ground Floor

#### Entrance

Accessed via a UPVC entrance door, access to a useful under stair cupboard and central heating radiator.

#### Inner Hallway

Stairs rise to the first floor.

#### Lounge

14'11" x 13'7" (4.572 x 4.149)

Located to the front elevation of the property having an electric fire with decorative shelving at either side, UPVC window and two central heating radiators.

#### Dining Room

7'3" x 11'6" plus 7'0" x 6'7" (2.219 x 3.506 plus 2.146 x 2.019)

Having two UPVC windows, gas fire with neutral surround and central heating radiator. Ample space for family dining table.

#### Snug

7'3" x 8'4" (2.219 x 2.552)

Having UPVC window and central heating radiator.

#### Breakfast Kitchen

13'3" x 9'2" (4.054 x 2.815)

Having wood effect base and an all units with laminate work surfaces over and tiled splash backs, integrated electric oven, ceramic one and half bowl sink unit with UPVC window above. Ample space and plumbing for further free standing appliances, breakfast bar seating area and UPVC door. Central heating radiator.

### First Floor

#### Landing

Stairs rise from the inner hallway and provide access to the first floor living accommodation.

#### Bedroom One

15'6" x 13'7" (4.736 x 4.160)

Located to the front elevation of the property having UPVC window, fitted wardrobes and drawers and central heating radiator.

#### Bedroom Two

11'3" x 7'1" (3.453 x 2.167)

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

#### Bedroom Three

6'4" x 6'5" plus 8'8" x 3'0" (1.942 x 1.956 plus 2.666 x 0.939)

Located to the front elevation of the property having UPVC window and central heating radiator. This room also has access to the loft.

#### Bathroom

Fitted with shorty bath having electric shower over, WC and wash hand basin, wall cladding, obscured UPVC window and access to a useful linen storage cupboard housing the boiler.

We understand the bathroom has recently been refurbished and the boiler changed and replaced in 2021 which still has full warranty and guarantee.

#### Exterior

To the front of the property stone steps lead to the front door with an area of gravel to the side for easy low maintenance. To the rear of the property is an enclosed garden having a paved seating area, an area of lawn with mature shrubs and access to a useful outdoor store. With power and lighting

Over the lane to the rear is an additional garden area, again laid to lawn bounded by fencing. This could be potentially used to build a garage subject to the necessary consents or an extended off road parking area.

#### Garage

20'1" x 10'1" (6.124 x 3.093)

Having double opening doors, power and a pit.

#### Energy Performance Certificate

To view the full Energy Performance Certificate please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/8537-3823-7200-0928-8222>

EPC Grade D

#### Agents Note

We understand this property is currently unregistered. Solicitors will deal with first registration as part of the conveyancing. If you have further questions in this respect, we suggest you take solicitor advice.

#### Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast broadband available (Highest available download speed 9000 Mbps, Highest available upload speed 9000 Mbps)

Mobile Signal/coverage: Likely with O2

Council Tax: Durham County Council, Band: A. Annual price: £1,589.54 (Maximum 2024)

This property has been vacant for a number of months, additional council tax charges may be payable upon completion.

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: high risk of surface water flooding, very low risk of flooding from rivers and the sea

#### Disclaimer

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#### Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

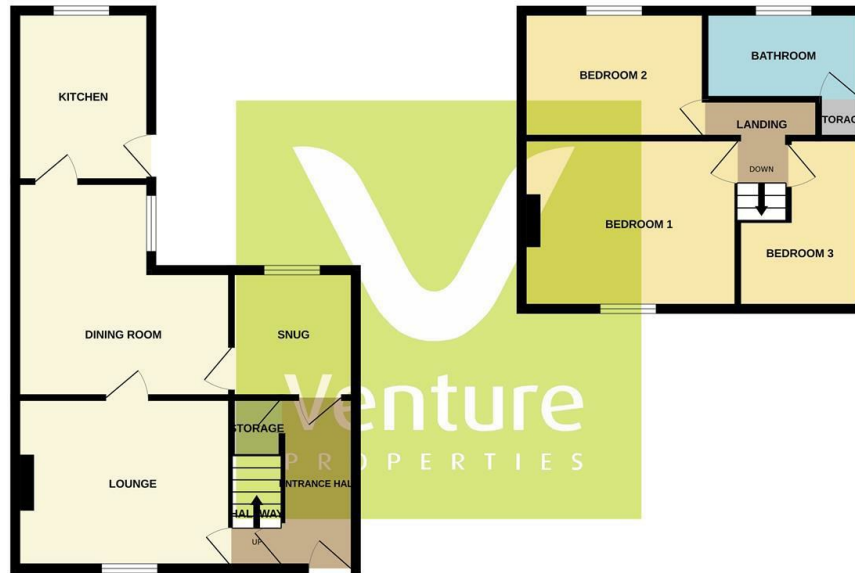
The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering

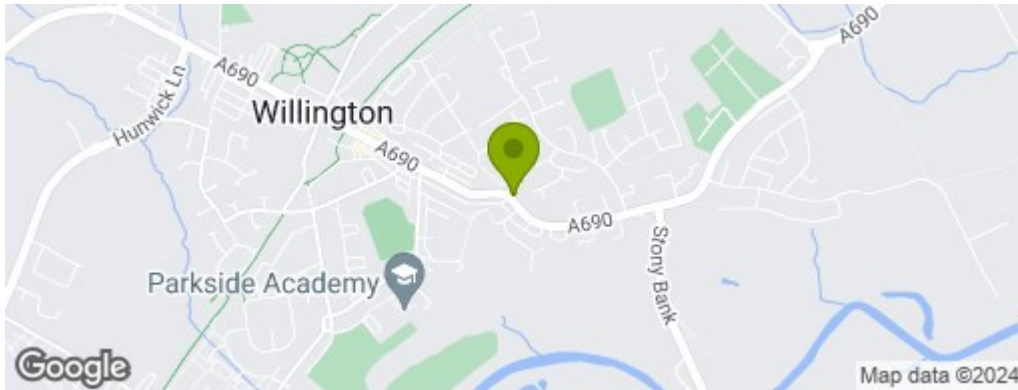


GROUND FLOOR

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

Council Tax Band A - Durham County Council  
Tenure - Unregistered

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