



West Road

Willington DL15 0HG

By Auction £210,000





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



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West Road

Willington DL15 0HG



- Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £210,000
- EPC Grade F
- Charming Property

- CHAIN FREE
- Garage & Gardens
- Lots of Potential

- Three Bedroom Dormer Bungalow
- Views Front & Rear
- Viewing By Appointment Only

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Welcome to this charming three-bedroom dormer bungalow located on West Road in the picturesque village of Willington, Crook. This delightful property is being offered as chain-free, making it an excellent opportunity for those looking to move hassle-free.

Upon entering, you will be greeted by a spacious interior that boasts three cosy bedrooms, perfect for a growing family or those in need of extra space. The property features a well-appointed bathroom, ensuring convenience for all residents.

One of the standout features of this lovely home is the garage, providing ample space for parking or storage. Additionally, the property offers stunning views to the rear, allowing you to relax and unwind in a peaceful setting.

This house is currently available for purchase via Secure Sale online bidding, offering a convenient and secure way to make this property your own. Don't miss out on the chance to own this charming bungalow with its spacious layout and desirable location. Contact us today to arrange a viewing and make this house your new home!

GROUND FLOOR

Hallway

Having wood flooring, panelled walls and stairs leading to first floor.

Lounge

13'10" x 12'9" (4.239 x 3.888)

With feature curved bay window to front, circular window to side and feature fireplace.

Dining Room

14'2" x 12'7" (4.333 x 3.847)

With feature curved bay window to front and serving hatch to the kitchen.

Kitchen

13'4" x 11'1" (4.070 x 3.381)

Fitted with a range of wall and base units with laminate work surfaces over, stainless steel sink unit, space for gas oven, space for fridge freezer, tiled walls and laminate flooring, window and door to rear.

Bedroom One

14'1" x 14'4" (4.301 x 4.393)

Having central heating radiator and curved bay window to rear.

Bedroom Two

13'10" x 9'4" (4.241 x 2.869)

Having fitted wash hand basin and window to side.

Shower Room

Fitted with a double shower cubicle, and wash hand basin and wc.

Separate WC

Having white wc.

Rear Porch

Giving access to the rear garden.

FIRST FLOOR

Landing & Attic Rooms

Via a staircase from the first floor.

There are two attic spaces in the first floor that could be converted to rooms subject to the relevant planning permission being obtained.

Bedroom Three

14'11" x 10'1" (4.556 x 3.078)

Having a fitted wash hand basin and large window to front.

Externally

Externally to the front is a well stocked garden, whilst to the side is a lengthy driveway allowing for off road parking and a single detached garage.

Additionally is a conservatory attached the the garage.

Agents note

We understand this property is unregistered, therefore at the point of purchase first registration will be required. For further information please contact your legal representative or solicitors for clarification.

Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/9774-3039-0206-0704-0200>

EPC Grade F

Auctioneers Additional Comments

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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 procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Agents Other Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Full Fibre Broadband Available Highest available download speed 1800 Mbps,

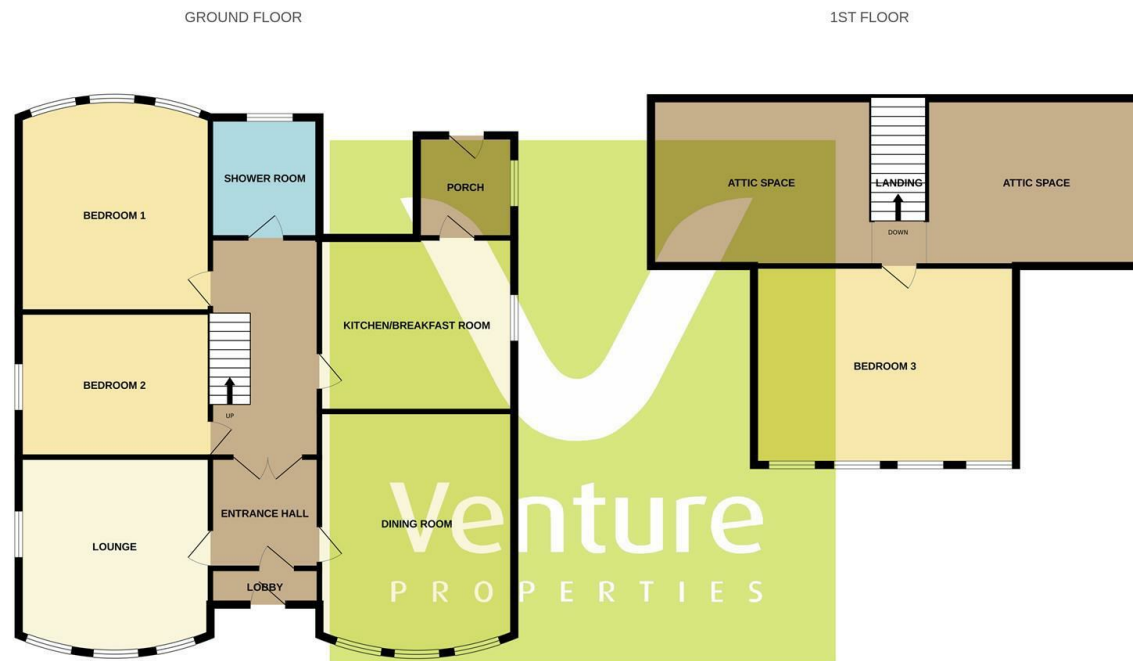
Highest available upload speed 120 Mbps

Mobile Signal/coverage: Limited

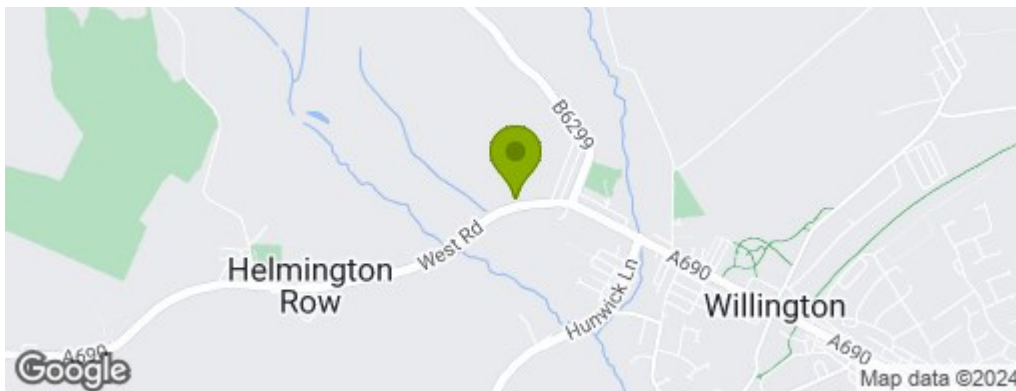
Council Tax: Durham County Council, Band: C Annual price: £2161 (Maximum 2024)

Energy Performance Certificate Grade F

Mining Area: This property is located in an area of historical mining works, a mining search is



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

Durham County Council - Council Tax Band A
Tenure - Freehold

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