



**Taylor Court**

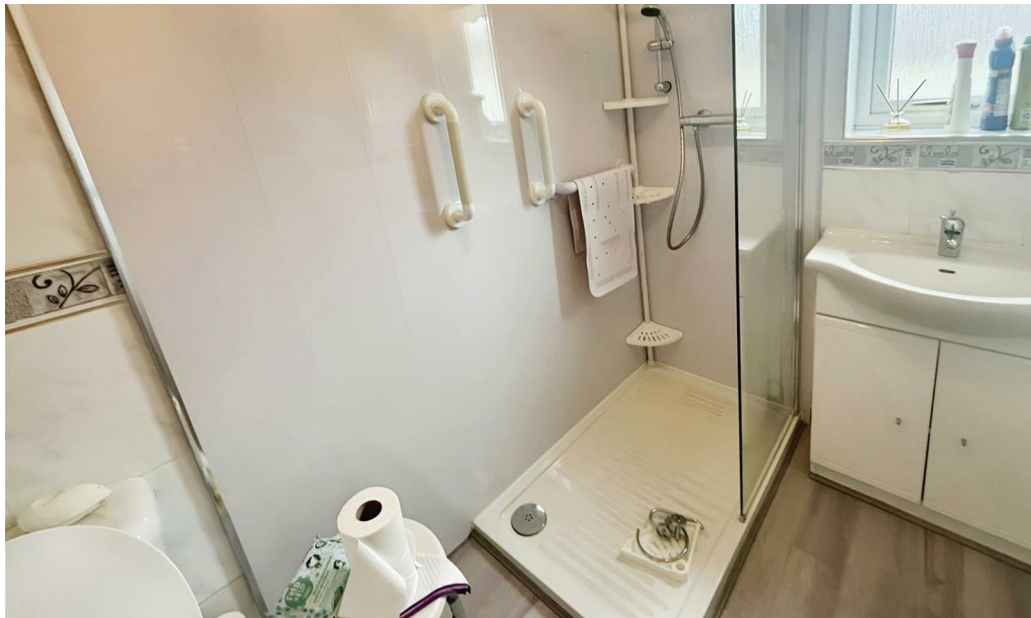
Willington DL15 0QT

**Chain Free £80,000**





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# Taylor Court

## Willington DL15 0QT



- CHAIN FREE
- EPC Grade C
- Close to Local Amenities

- Two Bedrooms
- Lounge Diner
- UPVC Double Glazed

- Garage and Off Road Parking
- Ground Floor WC
- Enclosed Yard to The Rear

Welcome to Taylor Court, Willington - a charming location for this lovely two-bedroom semi-detached house. This property boasts a garage and off-road parking, making it convenient for those with vehicles. Situated close to local amenities and with a town centre location, this home offers both comfort and accessibility.

Upon entering, you are greeted by two reception areas, providing ample space for relaxation and entertainment. The ground floor features a convenient WC, while the first floor hosts a shower room for added convenience.

Whether you're looking for a cozy home to settle down in or a property with great potential, this semi-detached house offers a perfect blend of comfort and practicality. Don't miss out on the opportunity to make this house your home in the heart of Willington.

### Ground Floor

#### Entrance

Accessed via a UPVC entrance door, stairs rise to the first floor, central heating radiator and access to a small under stair cupboard.

#### WC

Fitted with WC, wash hand basin and central heating radiator.

#### Dining Area

77" x 4'3" (2.314 x 1.316)

With ample space for a dining table open plan through to the lounge and opening to the kitchen.

#### Lounge Area

14'6" x 8'4" (4.423 x 2.564)

Having UPVC patio doors leading to the rear, central heating radiator and ample space for living furniture.

#### Kitchen

9'9" x 7'6" (2.989 x 2.289)

Fitted with white base and wall units, laminate work surfaces over, electric oven

and hob with space for free standing appliances. Sink unit with UPVC window above.

### First Floor

#### Landing

Stairs rise from the entrance hall and provide access to the first floor accommodation.

#### Bedroom One

10'7" x 9'6" (3.247 x 2.910)

Located to the front elevation of the property having UPVC window, central heating radiator, two storage cupboards one housing the gas central heating boiler and fitted four door wardrobes to one wall.

Please note the gas central heating boiler is not working. A NEW BOILER IS SCHEDULED TO BE INSTALLED OCTOBER 2024.

#### Bedroom Two

11'2" x 9'1" (3.408 x 2.776)

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

#### Shower Room

Fitted with a three piece suite comprising shower, WC, wash hand basin, obscured UPVC window and chrome heated towel rail.

#### Exterior

To the front of the property is access to a useful bin storage area, to the rear is an enclosed garden with gated access to the off road parking and personnel door to the garage. To the side of the property is an off road parking space in front of the garage and an additional space next to the garage.

#### Garage

7'10" x 16'5" (2.412 x 5.014)

Having up and over door, power and lighting.

### 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/0000-7359-0422-3428-3343>

EPC Grade C

### Agents Note

Please note the gas central heating boiler is not working and requires a part which the current vendors are unable to obtain.

### Additional Property Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Highest available download speed 1000 Mbps Highest available upload speed 220 Mbps

Mobile Signal/coverage: Limited, we would recommend speaking with your provider regarding this

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 C

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

### Disclaimer

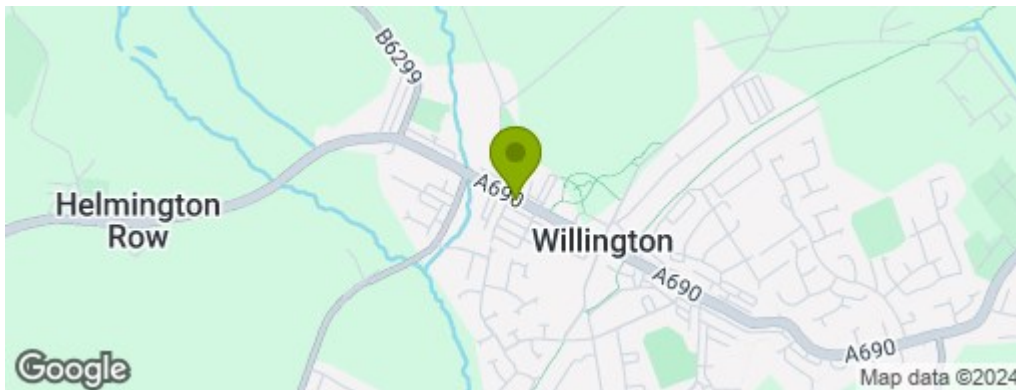
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GROUND FLOOR

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

Durham County Council - Council Tax Band A  
Tenure - Freehold

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