

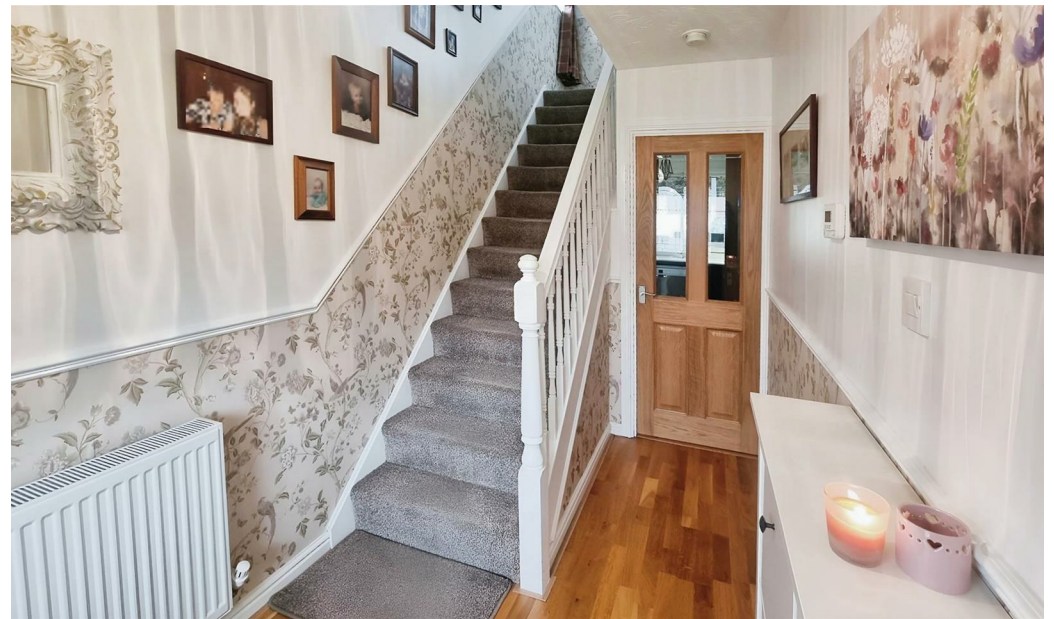


Abbey Gardens

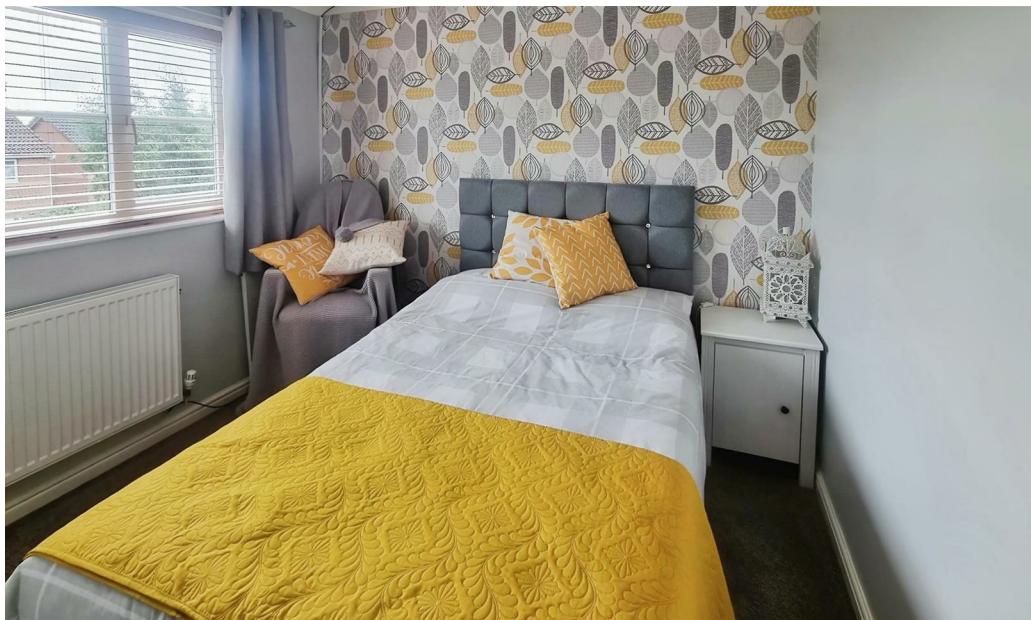
Willington DL15 0UX

£192,000





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Abbey Gardens

Willington DL15 0UX



- Three Bedroom Semi Detached Home
- EPC Grade C
- Conservatory

- Rare to the Market
- South Facing Garden
- Lounge & Dining Room

- Quiet Cul De Sac Location
- Garage & Drive To Front
- A Must See Property

Nestled in the serene Abbey Gardens of Willington, Crook, this charming three-bedroom semi-detached family home is a true gem waiting to be discovered. Situated in a peaceful cul-de-sac, this property boasts a south-facing rear garden, perfect for enjoying sunny afternoons and al fresco dining.

Upon entering, you are greeted by two inviting reception rooms - a cosy lounge and a spacious dining room, ideal for entertaining guests or simply relaxing with loved ones. The property also features a delightful conservatory, offering a tranquil space to unwind and enjoy the surrounding greenery.

With three well-appointed bedrooms, there is ample space for a growing family or those in need of a home office or guest room. The bathroom provides a comfortable and functional space for daily routines.

This property is truly a must-see for those seeking a peaceful retreat in a family-friendly neighbourhood. Don't miss the opportunity to make this house your home and create lasting memories in this lovely abode.

GROUND FLOOR

Entrance Hallway

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

Kitchen/Diner

15'8" x 12'4" (4.800 x 3.760)

Fitted with a good range of blue wall and base units having contrasting work surfaces over, integrated eye level electric oven with separate gas hob with extraction chimney over, ceramic sink unit with mixer tap, integrated dishwasher, space for fridge freezer, vertical radiator and two double glazed windows to rear.

Dining Room

9'3" x 7'10" (2.840 x 2.410)

Coving, central heating radiator and sliding patio doors through to Conservatory

Lounge

15'5" x 9'10" (4.720 x 3.000)

With feature fire surround, marble inset and hearth with gas fire, coving to ceiling, UPVC double glazed square bay window, central heating radiator and tv point, arch through to

Conservatory

13'8" x 11'3" (4.170 x 3.450)

With uPVC double glazed windows and french doors to garden and panel radiators.

FIRST FLOOR

Landing

Spindle balustrade, UPVC double glazed window, wall light points, storage cupboard housing combi boiler, loft access with pull down ladder which is partially boarded for storage

Bedroom One

12'0" x 8'9" (3.680 x 2.690)

UPVC double glazed window, central heating radiator, fitted wardrobes, coving to ceiling.

Bedroom Two

9'6" x 8'11" (2.920 x 2.740)

UPVC double glazed window, central heating radiator, coving to ceiling

Bedroom Three

9'1" x 7'1" (2.770 x 2.180)

UPVC double glazed window, central heating radiator and overstairs wardrobe

Bathroom/WC

fitted with modern bathroom suite comprising of P shaped bath with shower and screen over, wc and wash hand basin set to vanity units, tiled splash backs and chrome heated towel rail

Externally

Immediately to the front of the property there is a lawn garden whilst to the side

there is a block paved driveway providing off street car parking for two vehicles, leading to a single detached garage with up and over door. Whilst to the rear there is a lovely south facing garden mainly laid to lawn with summerhouse, good sized decking area and under shelter seating area and water supply

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Available Highest available download speed 9000 Mbps

Highest available upload speed 9000 Mbps

Mobile Signal/coverage: Likely to be good with O2 and Vodafone. We recommend you contact your provider to confirm coverage

Council Tax: Durham County Council, Band: B Annual price: £ 1,854.46 (Maximum 2024)

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

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.

Energy Performance Certificate

To view the Energy Performance Certificate for this property, please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0320-2731-2410-2094-8245>

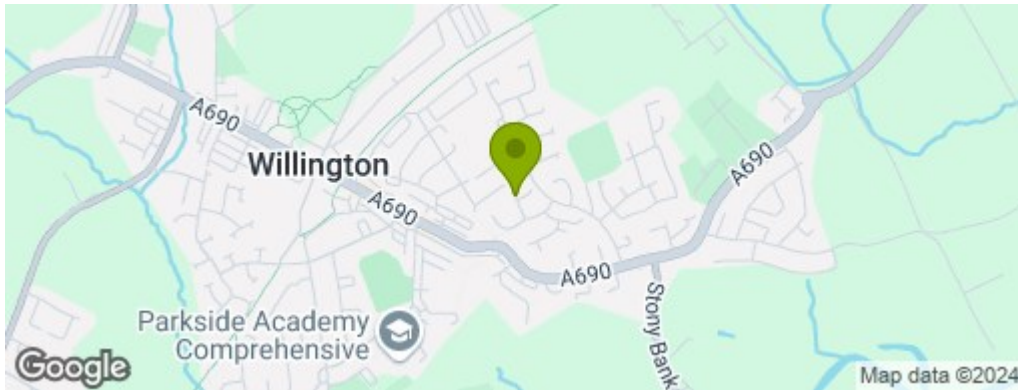
EPC Grade C

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

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