



Boyne Street

Willington DL15 0EW

Chain Free £70,000





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



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- Two Bedroom Mid Terrace
- EPC Grade D
- Gas Central Heating

- CHAIN FREE
- Rear Utility Room
- Rear Yard

- Lounge & Kitchen
- First Floor Bathroom
- Outhouse

Welcome to Boyne Street, Willington, Crook - a good sized two-bedroom mid-terraced house. This chain-free property offers a perfect blend of affordability and comfort, making it an ideal choice for those looking to settle in a cosy home.

Upon entering, you are greeted by a welcoming lounge, perfect for relaxing after a long day. The kitchen provides a functional space for preparing delicious meals and enjoying them with loved ones.

Upstairs, you will find two cosy bedrooms that offer a peaceful retreat for a good night's sleep. The first-floor bathroom ensures convenience and privacy for all residents.

Outside, the property boasts a rear yard, providing a lovely outdoor space for enjoying a morning coffee. Additionally, the outhouse offers extra storage space or potential for a workshop, catering to various needs.

Don't miss out on the opportunity to make this charming terraced house your new home. Contact us today to arrange a viewing and take the first step towards creating your own haven in this property.

GROUND FLOOR

Hallway

With uPVC double glazed door and stairs to first floor.

Lounge

13'1" x 14'10" (3.990 x 4.532)

Having central heating radiator and uPVC double glazed window to front.

Kitchen

16'3" x 6'10" (4.969 x 2.084)

Fitted with wall and base units with contrasting work surfaces over, stainless steel sink unit with mixer tap, electric oven point, laminate flooring and two upvc double glazed windows to rear.

Utility area

Having work surface, plumbing for washing machine and uPVC double glazed door to rear.

FIRST FLOOR

Landing

With central heating radiator.

Bedroom One

10'2" x 11'4" (3.099 x 3.455)

With over stairs cupboard, central heating radiator and uPVC double glazed window to front.

Bedroom Two

15'3" x 7'10" (4.664 x 2.404)

With cupboard housing gas boiler central heating radiator and uPVC double glazed window to side.

Bathroom/WC

Fitted with a panelled bath, wc, wash hand basin and central heating radiator.

Externally

Externally to the rear is an enclosed yard with an outhouse housing a WC.

Agents Other Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Available Highest available download speed

1800 Mbps . Highest available upload speed 120 Mbps

Mobile Signal/coverage: Likely to be good with 02. We

recommend you contact your provider to confirm availability

Council Tax: Durham County Council, Band: A Annual price:

£1621 (Maximum 2024)

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: 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

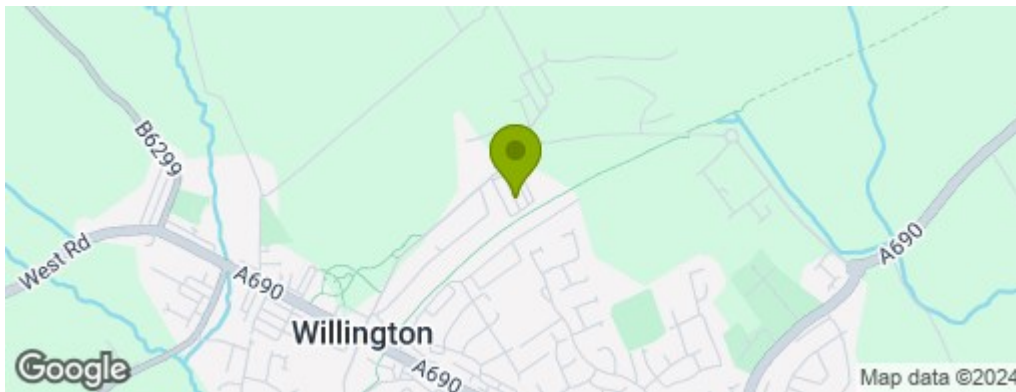
To view the full Energy Performance Certificate please use the following link

<https://find-energy-certificate.service.gov.uk/energy-certificate/2832-1120-6209-0777-1296>

EPC Grade D



While 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 errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The details, dimensions and appearance shown here are not intended and no guarantee as to their operability or efficiency can be given. Made with Metropac ©2024



Property Information

Durham County Council - Council Tax Band A
Tenure - Freehold

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