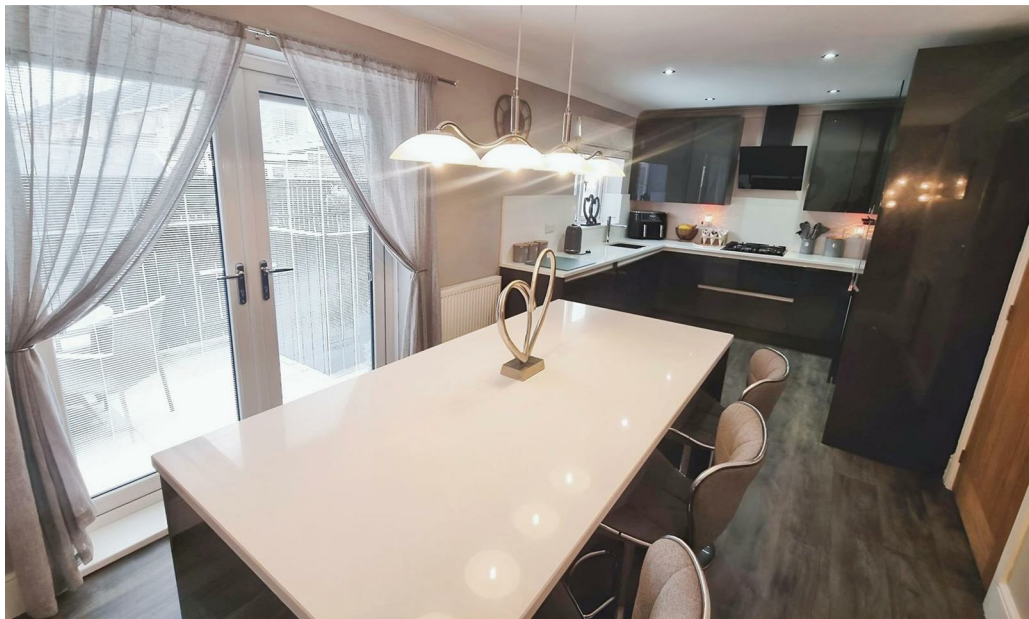




**Fleming Way**  
Willington DL15 0GS  
**£205,000**







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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# Fleming Way

Willington DL15 0GS



- Three Bedroom Detached Family Home
- EPC Grade C
- Driveway To Front

- Modern Luxury Fitted Kitchen/Dining Room
- En Suite Shower Room
- Integral Garage

- Ground Floor Cloaks WC
- Rear Enclosed Garden
- Call Venture To View Today !!!

Welcome to this charming detached family home located on Fleming Way in the desirable area of Willington. This property boasts three bedrooms, perfect for a growing family or those in need of extra space.

Upon entering, you are greeted by a spacious reception room, ideal for entertaining guests or simply relaxing with your loved ones. The stunning kitchen diner is sure to be the heart of the home, offering a perfect space to cook and enjoy meals together.

With two bathrooms, including an en suite shower room in one of the bedrooms, convenience is key in this lovely property. The ground floor cloaks WC adds an extra touch of practicality for busy households.

Outside, you will find a rear garden where you can unwind and enjoy some fresh air. The property also features a driveway as well as a garage for additional storage or parking.

Don't miss out on the opportunity to make this wonderful house your new home. Contact us today to arrange a viewing and envision the possibilities that this property has to offer.

## GROUND FLOOR

### Entrance Hallway

Having composite front entrance door and central heating radiator.

### Lounge

15'9" x 11'0" (4.826 x 3.355)

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

### Inner Hallway

Having stairs rising to first floor.

### Kitchen/Dining Room

19'5" x 9'6" (5.935 x 2.905)

The kitchen is fitted with a quality range of wall and base units having quartz

worktops over, integrated sink unit with drainer, integrated electric oven and separate gas hob, integrated fridge freezer and dishwasher, built in island with seating to the dining area, central heating radiator and French patio doors leading to garden.

### Ground Floor WC

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

## FIRST FLOOR

### Landing

Connecting three bedrooms and family bathroom.

### Bedroom One

13'1" x 9'11" (3.989 x 3.036)

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

### En Suite Shower Room/WC

Comprising of corner shower cubicle, wc, wash hand basin and central heating radiator.

### Bedroom Two

12'7" x 8'10" (3.856 x 2.704)

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

### Bedroom Three

10'6" x 9'1" (3.209 x 2.773)

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

### Bathroom/WC

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

### Externally

Externally to the rear is an enclosed garden laid to lawn and patio area.

To the front is a driveway leading to integral garage and front lawn.

## Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/8175-6420-9589-0711-2992>

EPC Grade C

## Other General Information

Other General Information

Tenure: Freehold

Gas and Electricity: Mains (smart meter)

Sewerage and water: Mains

Broadband: Ultrafast Available Highest available download speed 1000 Mbps

Highest available upload speed 220 Mbps

Mobile Signal/coverage: Likely with O2 and Vodafone. We recommend you contact your service provider for further information.

Council Tax: Durham County Council, Band: C Annual price: £2,119.39 (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: Medium risk of surface water flooding. Very low risk of flooding from rivers and sea.

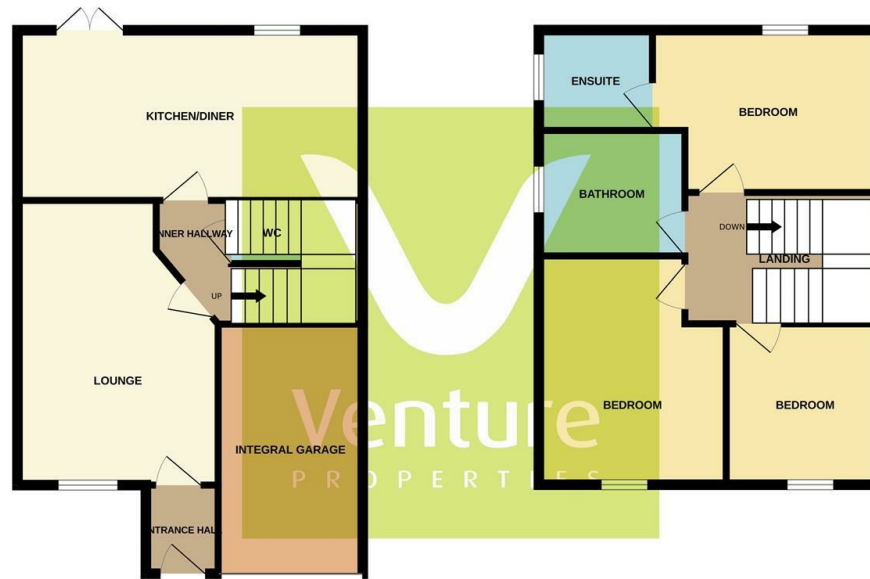
## Disclaimer

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.

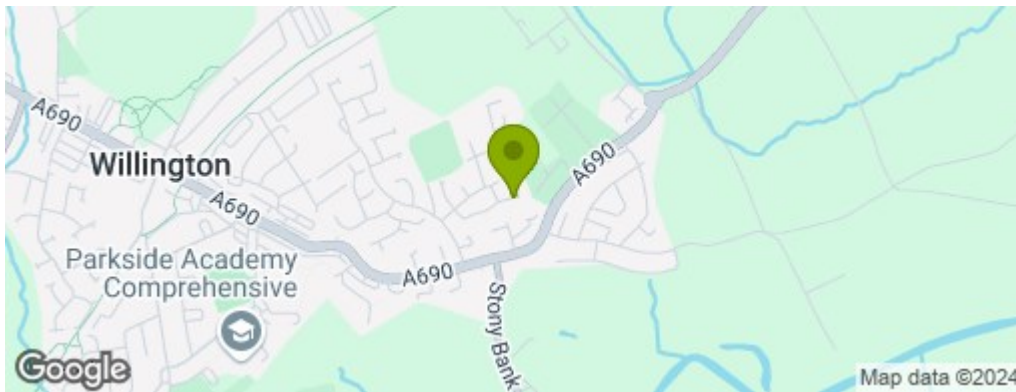


GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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 C  
Tenure - Freehold

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