



Hutton Terrace

Willington DL15 0DS

By Auction £55,000





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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- Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £55,000
- EPC Grade E
- Rear Enclosed Yard

- Three Bedroom End Terrace
- Lounge & Dining Room
- Large Garage To Rear

- CHAIN FREE
- Ground Floor Bathroom
- Spacious Property

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This delightful end terrace house presents an excellent opportunity for families and professionals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide versatile areas that can be tailored to your needs, whether for entertaining guests or enjoying quiet evenings at home.

The house features a well-appointed bathroom, ensuring convenience for all residents. The layout is practical and flows seamlessly, making it easy to navigate and enjoy daily life. Additionally, the property benefits from parking for one vehicle, a valuable asset in this desirable location.

This end terrace house is not just a property; it is a place where memories can be made. Whether you are looking to buy your first home or seeking a rental opportunity, this residence offers a perfect blend of comfort and practicality. Do not miss the chance to make this lovely house your new home.

GROUND FLOOR

Entrance Hallway

Via uPVC double glazed door and stairs to first floor.

Lounge

13'6" x 12'10" (4.118 x 3.931)

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

Dining Room

14'7" x 9'1" (4.465 x 2.790)

With central heating radiator, under stairs storage cupboard and uPVC double glazed window to rear.

Kitchen

7'4" x 7'2" (2.243 x 2.203)

Fitted with a range of wall and base units with contrasting work surfaces over, stainless steel sink unit with mixer tap, space for oven, uPVC double glazed window and door to rear.

Bathroom/WC

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

FIRST FLOOR

Landing

Having loft hatch.

Bedroom One

13'1" x 11'10" (4.011 x 3.623)

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

Bedroom Two

10'11" x 8'4" (3.350 x 2.561)

Having central heating radiator, uPVC double glazed window to rear and storage cupboard housing gas boiler.

Bedroom Three

8'4" x 7'10" (2.561 x 2.412)

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

Garage

18'8" x 8'11" (5.704 x 2.734)

With electric garage door and plumbing for washing machine.

Externally

To the rear of the property is an enclosed yard.

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available download speed 1800 Mbps. Highest available upload speed 220 Mbps.

Mobile Signal/coverage: Limited with a number of different service providers. We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: A Annual price: £1,667.82 (Maximum 2024)

Energy Performance Certificate Grade E

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 the property please use the following link:

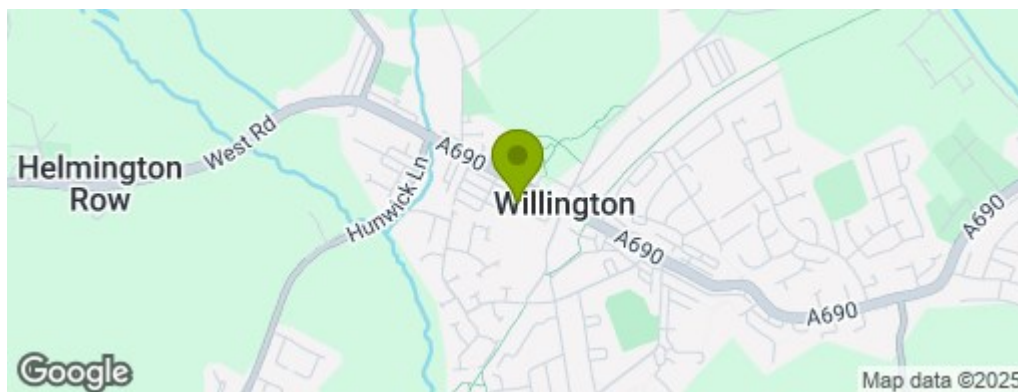
<https://find-energy-certificate.service.gov.uk/energy-certificate/5835-5724-8400-0447-8206>

EPC Grade E

www.venturepropertiesuk.com



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 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. Made with Metagen 02/25



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