



VENTURE
PLATINUM

Low Willington | Willington
Chain Free £300,000



WOW A HIGHLY INDIVIDUAL PROPERTY offers a unique opportunity for those seeking a spacious family home. With four generously sized bedrooms, this property is perfect for families or those who enjoy having extra space for guests. The two well-appointed bathrooms ensure convenience for all residents.

Upon entering, you will be greeted by two inviting reception rooms, providing ample space for relaxation and entertaining. The layout of the home is thoughtfully designed, making it both functional and comfortable. The property has been beautifully renovated, showcasing modern finishes while retaining its unique character.

One of the standout features of this home is the ample parking available, with space for up to three vehicles on the gated driveway. This added convenience is a rare find in many properties. Additionally, the presence of outbuildings and a courtyard offers further potential for use as a workshop, storage, or even a creative space.

Being chain-free, this property allows for a smooth and efficient purchase process, making it an excellent choice for those looking to move in without delay. The generous size of the home and its outdoor spaces make it an ideal setting for family gatherings and outdoor activities.

In summary, this exceptional four-bedroom house in Low Willington is a remarkable find, combining modern living with unique charm. With its spacious layout, ample parking, and delightful outdoor areas, it is sure to appeal to a wide range of buyers. Do not miss the opportunity to make this wonderful property your new home.

Ground Floor

Reception Room 3.047 x 5.302 (9'11" x 17'4")

Having feature fireplace with log burning stove, stairs rising to first floor, under stairs storage cupboard housing gas boiler and uPVC double glazed window to side.

Lounge 3.811 x 5.679 (12'6" x 18'7")

Having feature fireplace with gas fire, central heating radiator and double French doors to side.

Kitchen 3.044 x 4.083 (9'11" x 13'4")

A lovely kitchen fitted with wall and base units with contrasting work surfaces over, integrated electric oven and hob, stainless steel sink unit with mixer tap, central heating radiator, laminate flooring, spotlights to ceiling and walk in larder cupboard.

Utility Room

Fitted with a work surface, having plumbing for washing machine and space for tumble dryer.

Inner Hallway

Having loft hatch.

Ground Floor Shower Room/ WC

Fitted with a double shower with mains shower over, WC, wash hand basin and tiled flooring.

Bedroom Two 3.035 x 4.020 (9'11" x 13'2")

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





Bedroom Three 5.462 x 2.876 (17'11" x 9'5")

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

Bedroom Four 2.972 x 4.234 (9'9" x 13'10")

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

First Floor





Landing

Bedroom One 4.191 x 4.771 (13'8" x 15'7")

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

Bathroom/WC

Fitted with a new white suite comprising corner shower unit, panelled bath, WC, wash hand basin set to vanity unit, chrome heated towel rail and uPVC double glazed window to rear.



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/2888-9941-6270-4365-2950>

EPC Grade E

Other General Information

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available download speed 10,000 Mbps. Highest available upload speed 10,000 Mbps.

Mobile Signal/coverage: Likely with O2 and Vodafone.

Council Tax: Durham County Council, Band: D Annual price: £2,501.73 (Maximum 2025)

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.

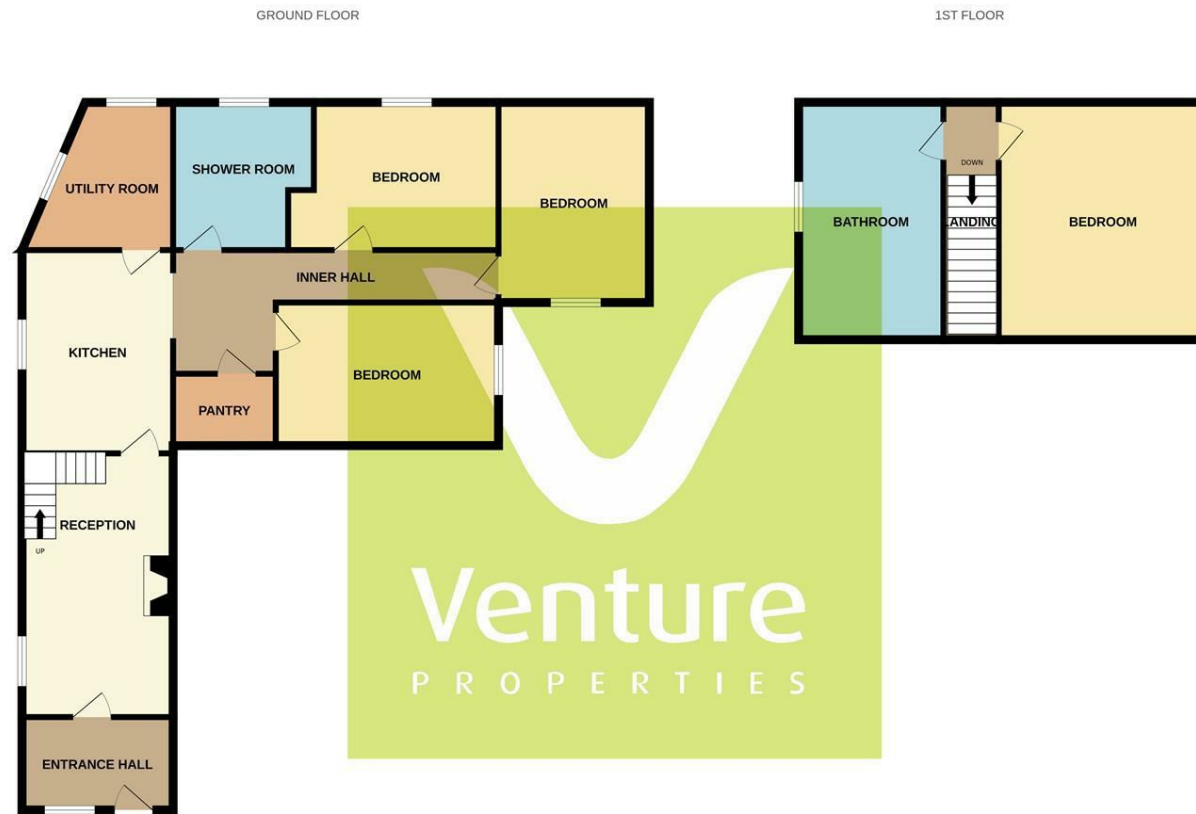
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61 Low Willington | Willington



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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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