



## Cross Row

Hunwick DL15 0JP

Chain Free £99,950







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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# Cross Row

## Hunwick DL15 0JP



- Three Bedroom End Terraced
- EPC Grade D
- First Floor Bathroom

- CHAIN FREE
- Modern Fitted Kitchen
- Gas Central Heating

- Village Location
- En Suite Shower Room
- Call To View Today

\*\*\* CHAIN FREE \*\*\* THREE BEDROOMS \*\*\* READY TO MOVE INTO, WHY NOT BOOK YOUR VIEWING TODAY \*\*\*

This surprising THREE BEDROOM END TERRACED HOME offers spacious FAMILY SIZED accommodation set over two floors and we fully recommend a viewing to appreciate this lovely home. Situated the popular Village of Hunwick located in the county of Durham, North East England, two miles south of the town of Willington, 13 miles north-west of the major town of Darlington.

This charming home comprises briefly of: Lounge, dining room, FITTED MODERN KITCHEN, three bedrooms to first floor as well as an EN-SUITE SHOWER ROOM and a FAMILY BATHROOM. Externally to the rear is a small COURTYARD.

### GROUND FLOOR

#### Lounge

15'07 x 12'01 (4.75m x 3.68m)

Having a feature brick fireplace in the middle of the room, central heating radiator, dual aspect double glazed windows and front entrance door.

#### Dining Room

11'11 x 10'03 (3.63m x 3.12m)

Having laminate wood flooring, feature exposed brick fireplace, central heating radiator and double glazed entrance door.

#### Kitchen

12'09 x 6'09 (3.89m x 2.06m)

Fitted with a good range of white wall and base units having laminate work surfaces over, one and a half bowl sink unit with mixer tap, integrated electric oven and electric hob having extractor chimney over, plumbing for washing machine, central heating radiator, laminate wood flooring, under stairs storage cupboard and uPVC double-glazed window and door to rear.

### FIRST FLOOR

#### Landing

Having storage cupboard housing gas boiler.

#### Bedroom One

11'00 x 9'04 (3.35m x 2.84m)

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

#### En Suite Shower/WC

Fitted with a white suite having a corner shower cubicle with electric shower over, WC, wash hand basin and chrome heated towel rail.

#### Bedroom Two

12'05 x 8'11 (3.78m x 2.72m)

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

#### Bedroom Three

8'01 x 6'02 (2.46m x 1.88m)

Having central heating radiator and dual aspect uPVC double glazed windows.

#### Bathroom/WC

Fitted with a white suite including panelled bath, WC, wash hand basin and central heating radiators

#### Externally

Externally to the rear is a small courtyard.

#### Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/2769-3015-9204-2352-8200>

EPC Grade D

#### Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast Highest available download speed 65 Mbps Highest available upload speed 20 Mbps

Mobile Signal/coverage: Limited, We would recommend you speak with your mobile provider

Council Tax: Durham County Council, Band: A Annual price: £1,624.04 (Maximum 2025)

This property has been vacant for a number of months/years, additional council tax charges may be payable upon completion.

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 flooding from the rivers and the sea, high risk of surface water flooding

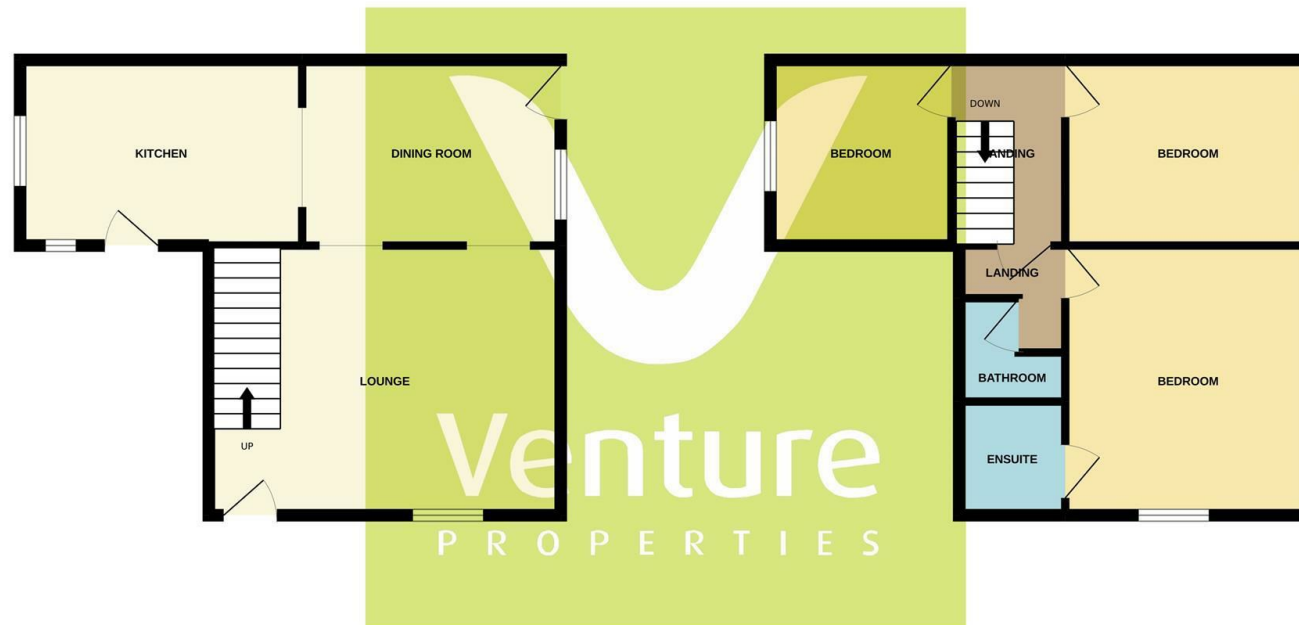
Conservation area: Hunwick Designated 1990

#### Disclaimer

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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

Durham County Council - Tax Band A  
Tenure - Freehold

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