



Coronation Terrace

Willington DL15 0PH

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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Coronation Terrace

Willington DL15 0PH



- Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £55,000
- EPC Grade C
- Gas Central Heating

- Two Bedroom Terraced Property
- Rear Enclosed Yard
- Close To The Town Centre

- Two Reception Rooms
- Downstairs WC

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A good sized terraced house presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts two well-proportioned reception rooms, perfect for both relaxation and entertaining guests.

With two spacious bedrooms, this residence is ideal for small families, couples, or individuals looking for extra space.

The shower room is conveniently located, providing essential amenities for daily living. The terraced nature of the house adds to its character, offering a sense of community while still providing privacy.

This property benefits from local amenities and transport links, making it an attractive choice for those who value convenience. Whether you are a first-time buyer or looking to downsize, this home offers a wonderful blend of comfort and practicality.

Ground Floor

Entrance Hallway

Via uPVC door and stairs to first floor.

Lounge

15'6" x 8'2" (4.743 x 2.493)

With feature fireplace housing gas fire, central heating radiator and uPVC double glazed bay window to front.

Dining Room

13'3" x 13'8" (4.048 x 4.167)

Having feature fireplace with gas fire, central heating radiator and uPVC double glazed window to rear.

Kitchen

Fitted with wall and base units having contrasting work surfaces over, integrated electric oven and electric hob, plumbing for washing machine and space for fridge freezer, stainless steel sink unit with mixer tap, central heating radiator and uPVC double glazed window to rear.

Ground Floor WC

With wash hand basin and WC.

First Floor

Landing

Bedroom One

12'1" x 11'1" (3.701 x 3.381)

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

Bedroom Two

8'3" x 7'11" (2.527 x 2.418)

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

Shower Room/WC

Walk in shower unit, WC, wash hand basin and chrome heated towel rail.

Externally

To the front is an open paved patio area, there is a pathway at the front of the house used for residents.

To the rear 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 10,000 Mbps. Highest available upload speed 10,000 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 2025)

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: 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/0310-2256-0560-2125-8245>

EPC Grade C

Auctioneers Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

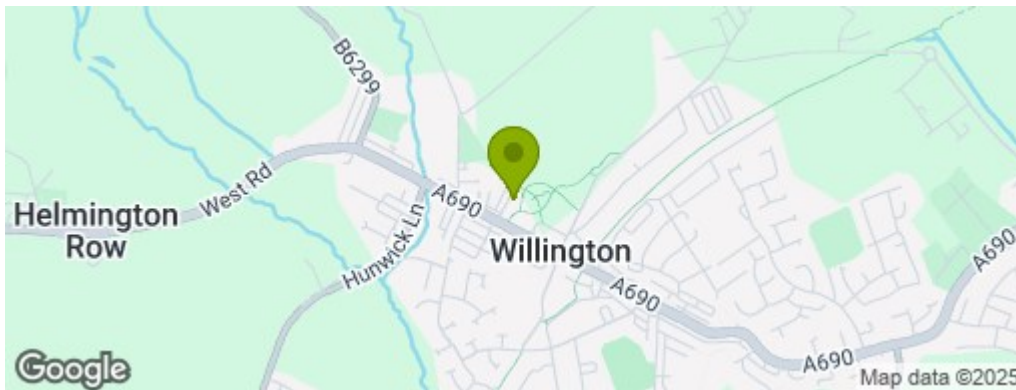
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

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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 service, systems and appliances shown here are for information only and no guarantee as to their operability or efficiency can be given. Made with Ventura CDS



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