



West View

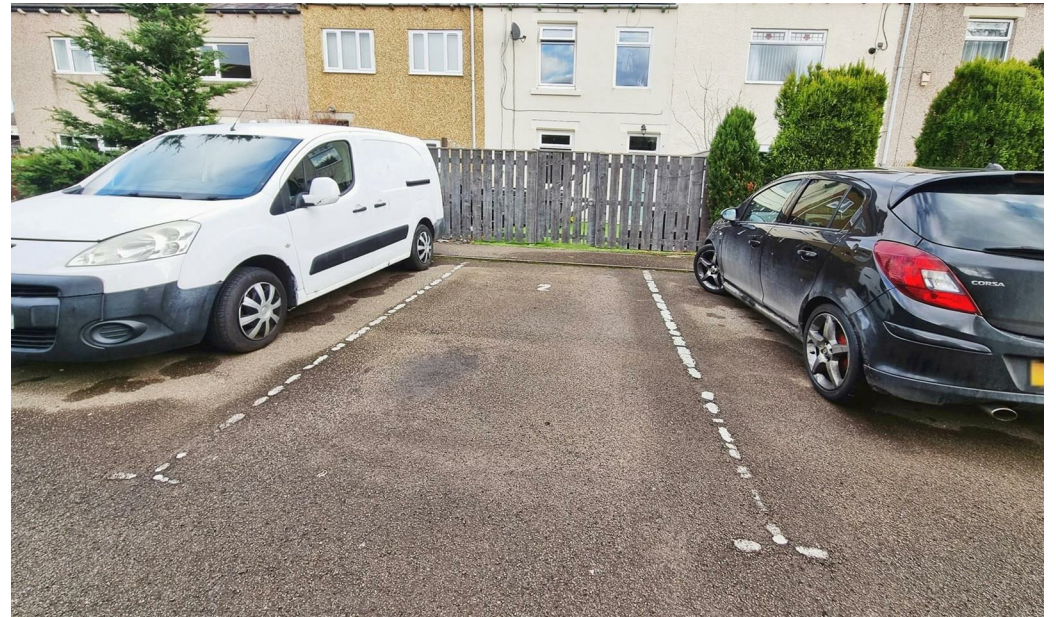
Hunwick DL15 0LF

Offers Over £75,000





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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West View

Hunwick DL15 0LF



- Two Bedroom Mid Terrace
- EPC Grade C
- Front Garden Area

- Chain Free
- Spacious Kitchen And Utility Room
- Rear Enclosed Yard

- Neutral Decor Throughout
- Ground Floor Bathroom
- Allocated Parking Space

CHAIN FREE! Nestled in the charming village of Hunwick, this delightful terraced house offers a perfect blend of comfort and convenience. The property has two inviting reception rooms, providing ample space for relaxation and entertaining. With two well-proportioned bedrooms, it is ideal for small families, couples, or individuals seeking a peaceful retreat.

The house features a functional kitchen, ready for you to create culinary delights, and a well-appointed bathroom that caters to your daily needs.

One of the standout features of this property is its chain-free status, making the buying process smoother and more straightforward. The village location enhances the appeal, offering a sense of community and tranquility, while still being within easy reach of local amenities.

Hunwick is known for its local eateries, just a stone's throw away. Whether you are looking to enjoy a leisurely meal or a quick bite, the village has something to satisfy every palate, with other options in the nearby towns and villages.

This property presents an excellent opportunity for those seeking a charming home in a serene setting. With its inviting spaces and convenient location, it is sure to attract interest. Do not miss the chance to make this lovely house your new home.

Ground floor

Hallway

Via uPVC double glazed entrance door.

Lounge

12'9" x 14'11" (3.906 x 4.560)

Having feature fireplace housing log burning stove, central heating radiator and uPVC double glazed window to front.

Inner Hall

Having stairs to first floor.

Kitchen

13'9" x 12'11" (4.200 x 3.962)

Fitted with wall and base units having contrasting work surfaces over, one and a half bowl sink and mixer tap, integrated electric oven and separate gas hob and under stairs storage cupboard.

Utility

Fitted with base units, plumbing for washing machine and uPVC double glazed window to rear.

Rear Lobby

Having central heating radiator and uPVC double glazed door.

Bathroom/ WC

Fitted with panelled bath having electric shower over, WC, wash hand basin and central heating radiator.

First floor

Landing

Bedroom One

12'10" x 13'9" (3.925 x 4.198)

Having central heating radiator, storage cupboard housing gas boiler and over stairs cupboard.

Bedroom Two

15'3" x 13'2" (4.666 x 4.025)

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

Externally

To the front is an enclosed garden area and allocated parking space.

To the rear is an enclosed yard.

Energy Performance Certificate

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

EPC Grade C

Other General Information

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Standard Broadband available. Highest available download speed 12 Mbps. Highest available upload speed 1 Mbps.

Mobile Signal/coverage: Likely to be good with O2. We recommend contacting your service provider for further information.

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

Energy Performance Certificate Grade TBC

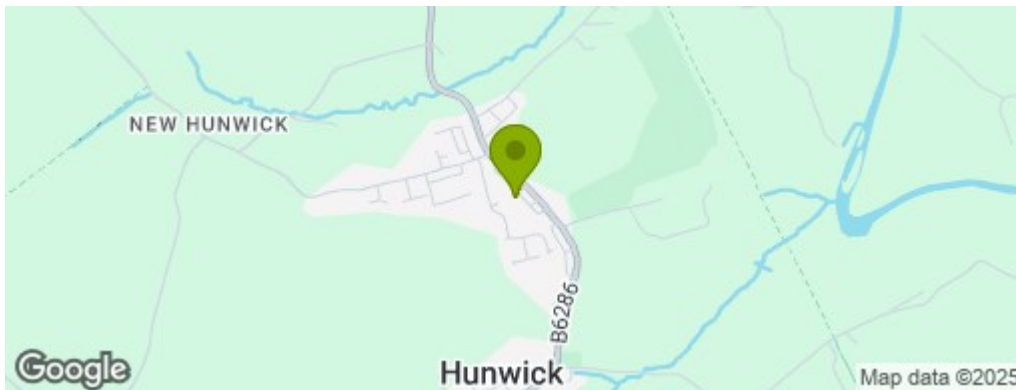
Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing. Flood Risk: Low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

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.



TOTAL FLOOR AREA: 669 sq ft (62.1 sq m) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should be used as a guide for 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

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