



**Park Street**  
Willington DL15 0ER  
**Chain Free £87,500**





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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# Park Street

Willington DL15 0ER

- Two Bedroom Mid Terraced Home
- EPC Grade C
- Front Small Garden

- CHAIN FREE
- Quiet Location
- Rear Enclosed Yard



- First Floor Bathroom
- Kitchen/Dining Room
- Gas Central heating

This terraced property is for sale and is located on Park Street, on the edge of Willington towards Oakenshaw. The house presents in good condition and has recently been refurbished. Inside, there are two double bedrooms and lounge featuring a fireplace. The property also offers a new fitted kitchen/dining room contributing to its practical layout. The council tax band is A, and the home is offered chain free.

Willington provides a range of local amenities, including convenience shops, small supermarkets, and a variety of cafés. Green spaces and nearby parks are easily accessible, with walks along the River Wear and several recreational areas readily available for residents seeking outdoor activities. Popular walking routes pass through the surrounding countryside and provide opportunities to enjoy the local landscape.

Families are well served by local schools, which include Willington Primary School and Parkside Academy, both within walking distance from Park Street.

Public transport connections allow for convenient travel; Bishop Auckland train station is a short drive away and offers services to Darlington, Durham, and Newcastle, with journey times to Durham of approximately 25 minutes. Regular bus routes also link Willington with Durham and Bishop Auckland towns.

This property may be of particular interest to first time buyers seeking accessible local amenities, green spaces, and strong transport connections, all within a quiet residential area on the edge of Willington.

## GROUND FLOOR

### Entrance Hallway

Via upvc door, central heating radiator and stairs to first floor.

### Lounge

15'0" x 11'3" (4.578 x 3.441)

Having a feature fireplace (no fire) Central heating radiator and uPVC double glazed window to front

### Kitchen/Diner L Shaped

16'0" x 12'9" (4.879 x 3.904)

Fitted with a range of wall and base units with contrasting work surfaces over, integrated double electric oven and electric hob above, white sink unit with mixer tap, plumbing for washing machine, Integrated fridge/freezer, under stairs storage cupboard, laminate flooring, two upvc double glazed windows to rear and entrance door.

### FIRST FLOOR

#### Landing

Having small loft hatch

#### Bedroom One

13'3" x 11'3" (4.046 x 3.441)

With over stairs cupboard, central heating radiator and uPVC double glazed window to front

#### Bedroom Two

10'2" x 8'2" (3.114 x 2.492)

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

#### Bathroom/WC

Fitted with a panelled bath having hand held shower and screen over, wc, wash hand basin set to vanity unit and central heating radiator.

#### Externally

To the front is an enclosed small garden.

To the rear is an enclosed yard.

#### Energy performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/7190-6022-0522-3199-1003>

EPC Grade C

## Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast Highest available download speed 10000 Mbps Highest available upload speed 10000 Mbps

Mobile Signal/coverage: We recommend speaking to your local network provider  
Council Tax: Durham County Council, Band: A. Annual price: £1,667.82 (Maximum 2025)

Energy Performance Certificate Grade C

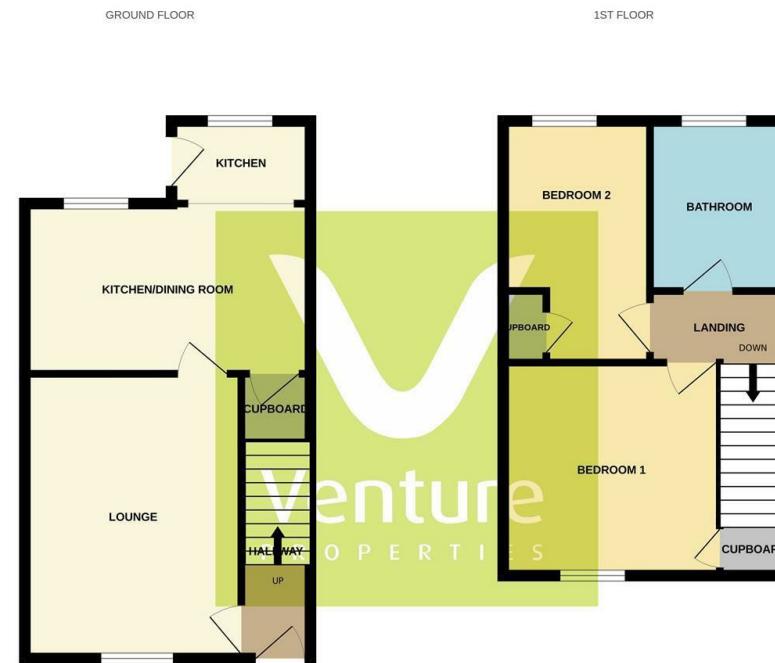
Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

Flood Risk: Very low risk of surface water flooding and flooding from rivers and the sea.

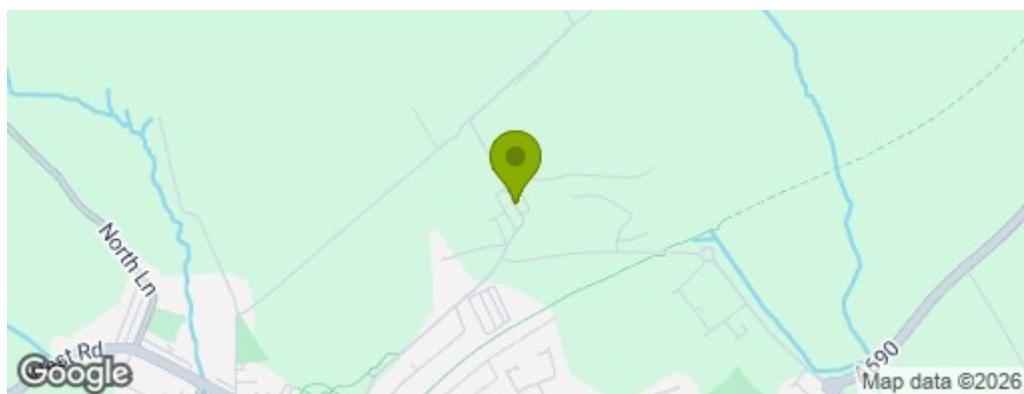
This property has been vacant for a number of months, additional council tax charges may be payable upon completion.

#### Disclaimer

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## Property Information

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