



Hall Lane Estate

Willington DL15 0QG

£85,000





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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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- Three Bedroom
- EPC Grade C
- Close To Local Schools

- Large Rear Garden
- Gas Central Heating
- Close To Bus Routes

- Two Reception Rooms
- First Floor Bathroom
- Call To View Today !!

A good sized three bedroom mid link property located in the residential location of Hall Lane Estate within Willington. Willington has a range of amenities, schooling and recreational facilities. Ideal Investment opportunity or family home. The property in brief comprises of entrance hall, kitchen, and two reception rooms. To the first floor is three bedrooms and family bathroom To the rear is a excellent sized enclosed family garden and outhouse.

GROUND FLOOR

Hallway

Via uPVC double glazed entrance door, stairs to first floor with under stairs cupboard and central heating radiator.

Kitchen

10'8" x 7'10" (3.263 x 2.409)

Fitted with a range of wall and base units having contrasting work surfaces over, integrated electric oven and gas hob, stainless-steel sink unit, plumbing for washing machine, breakfast bar and uPVC double glazed window to rear.

Dining Room

11'1" x 10'4" (3.400 x 3.159)

Having french patio doors to rear, 2 storage cupboard one housing gas boiler and central heating radiator.

Lounge

18'9" x 10'11" (5.732 x 3.338)

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

FIRST FLOOR

Landing

Bedroom one

14'6" x 11'4" (4.423 x 3.466)

Having storage cupboard, central heating radiator and uPVC double glazed window.

Bedroom Two

11'4" x 10'5" (3.469 x 3.193)

With built in storage cupboard, central heating radiator and uPVC double glazed window.

Bedroom Three

11'7" x 10'10" (3.555 x 3.306)

With central heating radiator and two uPVC double glazed windows.

Bathroom

Fitted with a corner bath, wc, wash hand basin, chrome heated towel rail and separate shower unit.

Externally

Externally to the front is a front garden. Whilst to the rear is a good sized rear garden laid to lawn and outhouse.

Energy Performance Certificate

To view the energy performance certificate for this property please use the link below:

<https://find-energy-certificate.service.gov.uk/energy-certificate/8593-7422-1560-9866-1992>

Epc Grade D

Agents Note

The property is subject to a small flying freehold over the archway and we request that you discuss this further with Venture Properties and also seek further clarification from your solicitor in this regard.

Other General Information

Tenure: Freehold

Gas and Electricity: Pre-payment meter

Sewerage and water: Mains

Broadband: Ultrafast broadband is available (Highest available download speed 1000 Mbps, Highest available upload speed 220 Mbps)

Mobile Signal/coverage: Likely with EE, Three, O2 and Vodafone
Council Tax: Durham County Council, Band: A. Annual price: £1,589.54 (Maximum 2024)

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.

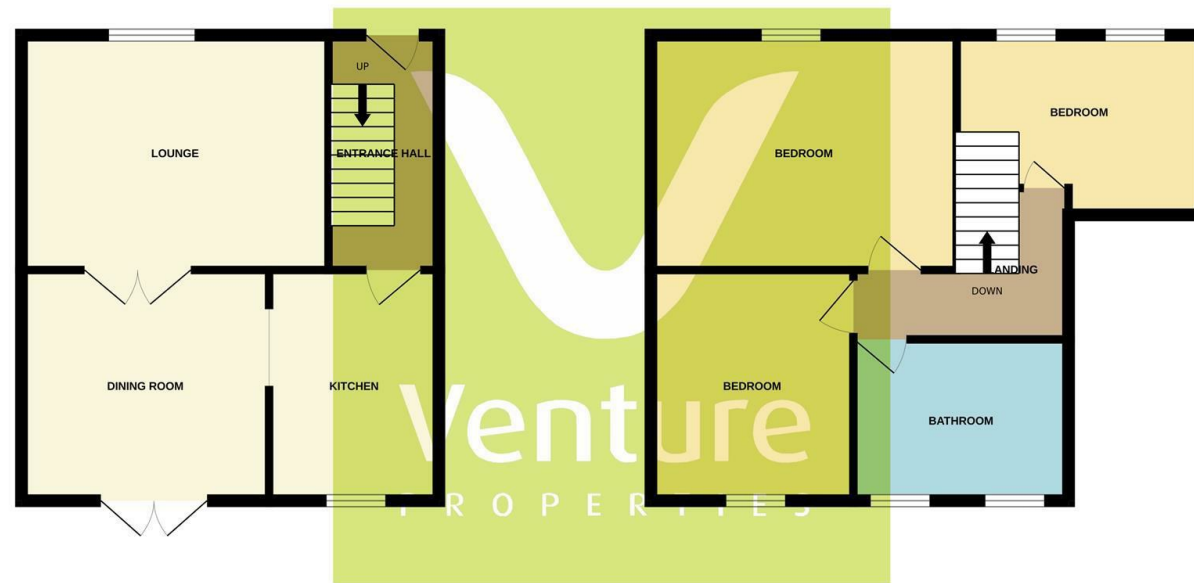
Flood Risk: Low risk of surface water flooding, Very low risk of flooding from rivers and the sea

Disclaimer

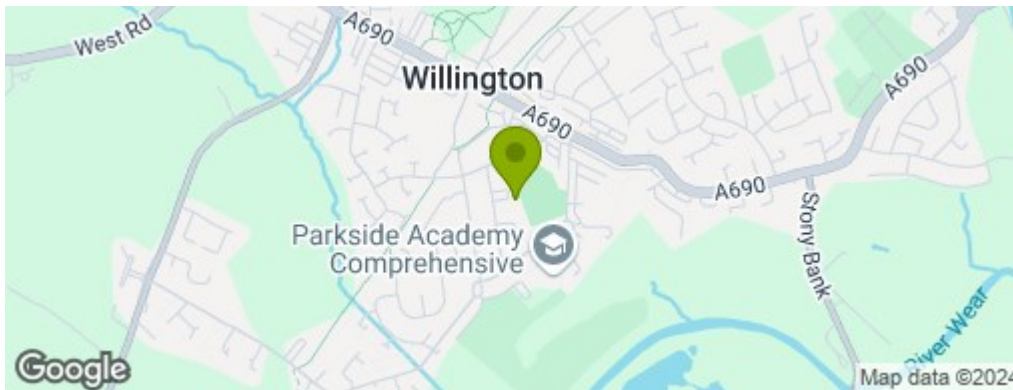
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GROUND FLOOR

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

Tenure - Freehold

Council Tax Band A - Durham County Council

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