



Salisbury Street

Willington DL15 0BQ

Offers Over £110,000





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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Salisbury Street

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- CHAIN FREE
- EPC Grade D
- Two Reception Rooms

- Three Bedroom Terraced
- Rear Garden
- Good Size Kitchen

- Garage & Driveway
- Spacious Bathroom
- Rear Yarden

*** THREE BEDROOMS *** GARAGE *** REAR GARDEN *** DRIVEWAY ***

A spacious THREE bedroom mid terrace home offered to the market with NO CHAIN, warmed by gas Central heating and offers a lovely family sized layout comprising in brief details of: Entrance hallway, Lounge, dining room, fitted kitchen to the rear whilst to the first floor are three bedrooms and family bathroom having separate shower. Externally to the front is a pleasant garden laid to lawn and to the rear an enclosed YARDEN and over the service lane is a driveway allowing off road parking, detached single garage with up and over door having power and electric inside and behind the garage is a enclosed garden laid to lawn.

GROUND FLOOR

Entrance

Accessed via a UPVC entrance door with cloaks hanging space if required.

Hallway

Having door leading from entrance porch, stairs rising to first floor, wood flooring and central heating radiator.

Lounge

11'6" x 13'6" (3.508 x 4.117)

Having feature inglenook fireplace with stone hearth, central heating radiator and UPVC double glazed bay window to front with opening leading through into the dining room.

Dining Room

13'11" x 13'5" (4.265 x 4.109)

Having feature inglenook fireplace, central heating radiator and UPVC double glazed window to rear. Ample space for a family dining table and chairs as required.

Kitchen

8'0" x 17'11" (2.461 x 5.471)

Fitted with a range of wall and base units having laminate work surfaces over, one and a half bowl sink unit with mixer tap, integrated electric oven and gas hob with extractor over, space and plumbing for additional appliances as required, central heating radiator and UPVC double glazed window and rear entrance door. The current vendors have used some of the space to create breakfast bar seating.

FIRST FLOOR

Landing

Spacious landing with spindle staircase, loft hatch and storage cupboard.

Bedroom One

10'10" x 10'3" (3.306 x 3.149)

Having fitted wardrobes to one wall, central heating radiator and UPVC double glazed window to rear.

Bedroom Two

11'9" x 9'1" (3.601 x 2.792)

Wall mounted gas boiler, central heating radiator and UPVC double glazed window to front.

Bedroom Three

6'3" x 8'6" (1.924 x 2.609)

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

Bathroom

A spacious bathroom suite fitted with a large corner shower cubicle having electric shower over, WC, wash hand basin, tiled flooring, central heating radiator and UPVC double glazed window to rear.

Externally

Externally to the front is a pleasant garden laid to lawn. Whilst to the rear is an enclosed garden and over the service lane is a driveway allowing off road parking, detached single garage with up and over door having power and electric inside and beyond an enclosed garden laid to lawn.

Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/3430-2120-3009-0220-1276>

EPC Grade D

Agents Note

Please note that the Gas Combination Boiler was installed in January 2023.

Other General Information

Tenure: Freehold

Gas and Electricity: Mains (Smart Controls)

Sewerage and water: Mains

Broadband: Ultrafast Available Highest available download speed 1800 Mbps

Highest available upload speed 120 Mbps

Mobile Signal/coverage: Likely to be good with O2, Limited with EE, Three and Vodaphone, we suggest you contact your provider to confirm coverage

Council Tax: Durham County Council, Band: A Annual price: £ 1,589.54 (Maximum 2024)

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.

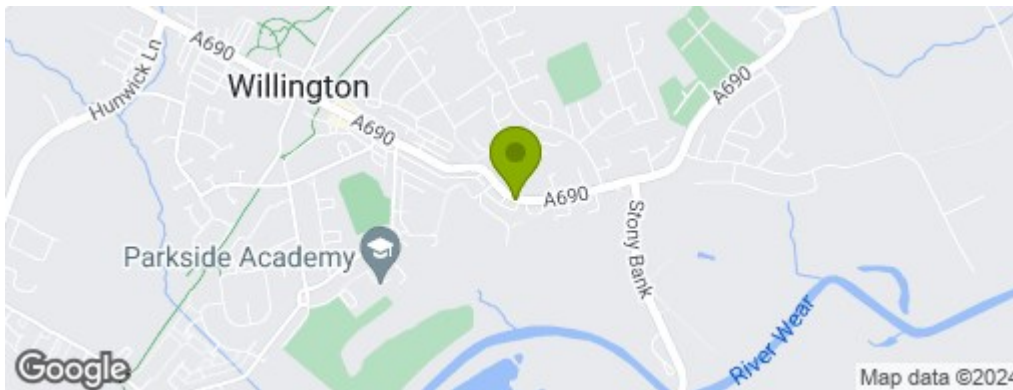
Flood Risk: Medium risk of surface water flooding. Very low risk of flooding from rivers and the sea

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.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and all 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 a guide to any prospective purchaser. The services, specifications and quantities shown here are not intended and no guarantee as to their quantity or efficiency can be given. Made with Metageni CS2024



Property Information

Durham County Council - Council Tax Band A
Tenure - Freehold

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