



## Hutton Terrace

Willington DL15 0DS

Chain Free £75,000





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# Hutton Terrace

Willington DL15 0DS



- Three Bedroom Terraced Home
- EPC Grade C
- Small Front Garden

- CHAIN FREE
- Ground Floor Bathroom
- Gas Central Heating

- Lounge & Kitchen
- Rear Enclosed Yard
- Call Venture To View Today

Welcome to this good sized mid-terrace home located on Hutton Terrace in the village of Willington, Crook. This property is perfect for families or first-time buyers, offering a comfortable and inviting living space.

As you enter, you are greeted by a spacious lounge that provides a warm and welcoming atmosphere, ideal for relaxing or entertaining guests. The ground floor also features a conveniently located bathroom, making it practical for everyday living.

The property boasts three well-proportioned bedrooms, providing ample space for family members or guests. Each room is filled with natural light, creating a bright and airy feel throughout the home.

Outside, you will find a front garden that adds to the property's curb appeal, while the rear enclosed yard offers a private outdoor space, perfect for enjoying the fresh air or hosting summer barbecues.

This home is sold chain-free, allowing for a smooth and straightforward purchase process. With its desirable location and comfortable living spaces, this three-bedroom terraced house is an excellent opportunity for those looking to settle in a friendly community. Don't miss your chance to make this lovely property your new home.

## GROUND FLOOR

### Entrance

Via upvc door leading straight into the lounge.

### Lounge

14'6" x 11'2" (4.421 x 3.416)

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

### Kitchen/Diner

13'7" x 12'0" (4.159 x 3.664)

Fitted with a range of wall and base units with contrasting work surfaces, one and a

half bowl sink and drainer with mixer tap, plumbing for washing machine slot for electric oven, space for fridge freezer and dining table as, open staircase to first floor and uPVC double glazed window to rear.

### Bathroom/WC

Having a panelled bath, separate shower cubicle, wash hand basin, wc and central heating radiator.

## FIRST FLOOR

### Landing

With storage cupboard and loft hatch.

### Bedroom One

13'1" x 11'9" (4.007 x 3.589)

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

### Bedroom Two

11'0" x 8'7" (3.366 x 2.617)

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

### Bedroom Three

12'9" x 6'2" (3.893 x 1.905)

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

### Externally

To the front is a small enclosed garden area and pathway leading up to the front door.

To the rear is an enclosed yard.

### 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/9310-2383-1590-2695-3605?print=true>

Epc Grade -C

### Other General Information

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 Mbps

Mobile Signal/coverage: We recommend speaking with 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.

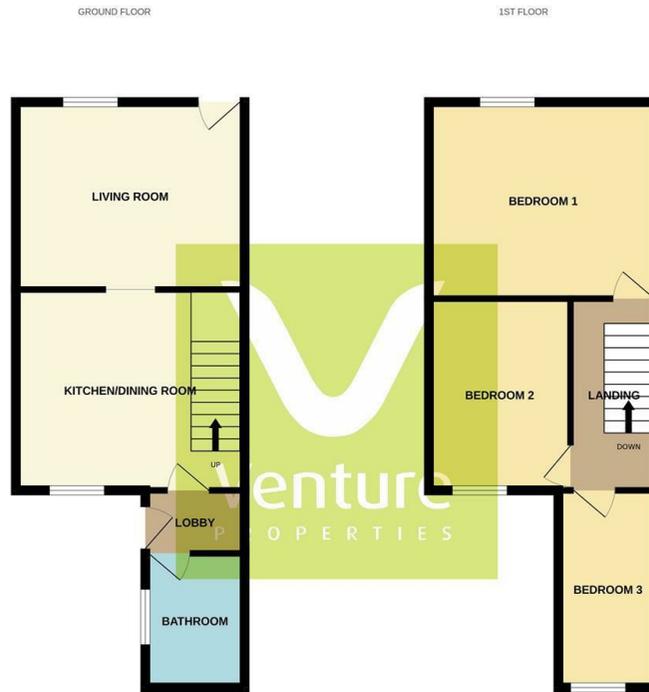
This property has been vacant for a number of months, additional council tax charges may be payable upon completion.

### Disclaimer

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.

### Agents Note

We understand this property is unregistered, therefore at the point of purchase first registration will be required. For further information please contact your legal representative or solicitors for clarification.



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. This plan is for illustrative purposes only and should be used as a guide to any prospective purchaser. The architect, planner and draughtsman have used the best method and no guarantee as to their quantity or efficiency can be given. Made with Merge3D/2D



## Property Information

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