



**Hill Meadows**

Willington DL15 0GJ

**£170,000**







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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# Hill Meadows

Willington DL15 0GJ



- Two Bedroom Modern Semi Detached
- EPC Grade B
- Two Double Bedrooms

- Light and Airy Property
- Ground Floor Cloaks WC
- Modern Bathroom

- Landscaped Rear Garden
- Kitchen/Dining Room
- Lengthy Driveway

This two-bedroom semi-detached home is for sale in Low Willington, near Crook, within a modern Gleeson Homes development. Presented in immaculate condition, the property offers a light and airy layout, ideal for first-time buyers and families seeking a home with practical space and convenient access to Durham city.

The ground floor comprises a contemporary kitchen with patio doors opening directly onto the south-facing landscaped garden, creating a pleasant connection between indoor and outdoor areas. There is one reception space and a modern fitted kitchen, ground floor wc along with a good-sized driveway to the side of the property providing off-street parking. Upstairs, there are two double bedrooms and a well-appointed bathroom, making the home suitable for couples, young families, or those downsizing.

Willington benefits from a range of local amenities, including nearby schools, shops and services in both Willington and Crook. The surrounding countryside provides attractive walking routes, with easy access to local footpaths and green spaces.

Public transport links connect Willington to Durham and Bishop Auckland, with bus services typically reaching Durham in around 25–35 minutes, where onward rail connections are available to Newcastle, Darlington, London and other major destinations. Road links via the A690 and A1(M) make commuting by car straightforward.

This well-kept semi-detached property combines modern living with a south-facing garden and convenient access to local facilities, offering a practical and appealing home in a sought-after location.

## GROUND FLOOR

### Entrance Hallway

Via composite front door, central heating radiator and stairs rising to first floor.

### Lounge

14'10" x 10'4" (4.543 x 3.157)

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

### Kitchen & Dining Room

13'5" x 13'2" (4.109 x 4.032)

Fitted with a good range of white wall and base units having contrasting work surfaces over, integrated electric oven and gas hob with extraction hood over, stainless steel sink unit with mixer tap, plumbing for washing machine, space for fridge freezer, storage cupboard and french patio doors to rear garden.

### Ground Floor Cloaks WC

Having central heating radiator, wash hand basin and wc.

## FIRST FLOOR

### Landing

With storage cupboard and loft hatch.

### Bedroom One

12'3" x 10'4" (3.753 x 3.163)

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

### Bedroom Two

14'3" x 7'0" (4.356 x 2.152)

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

### Bathroom/WC

Fitted with a fresh white suite comprising of a panelled bath with mains shower and screen over, wash hand basin and wc, central heating radiator,

### Externally

Externally to the front is a lovely open plan low maintenance area and a lengthy block paved driveway to the side

To the rear the current seller has landscaped the garden and made it low maintenance with pebbled borders and artificial grass laid.

### Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/9310-3740-1000-2774-2835>

EPC Grade B

### Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Highest available download speed 1800 Mbps Highest available upload speed 220 Mbps

Mobile Signal/coverage: We would recommend speaking to your provider

Council Tax: Durham County Council, Band: B. Annual price: £1,945.79 (Maximum 2024)

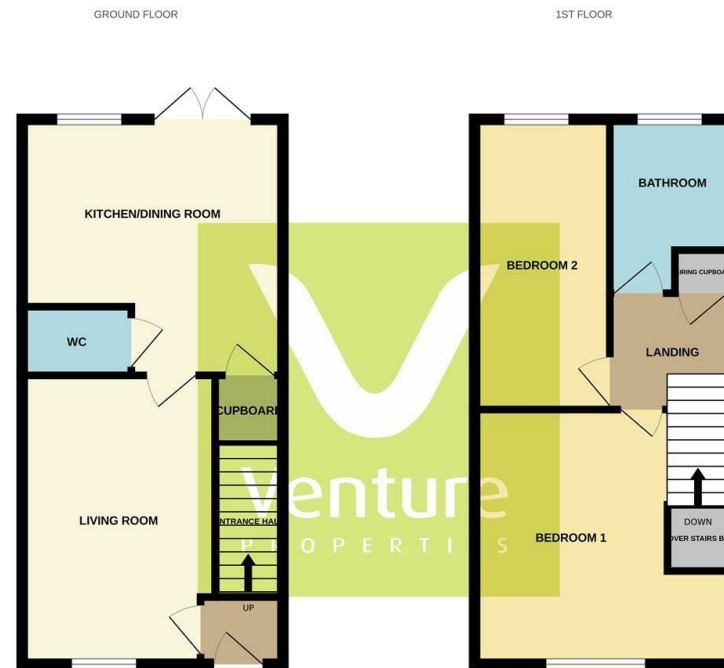
Energy Performance Certificate Grade B

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 the rivers and the sea.

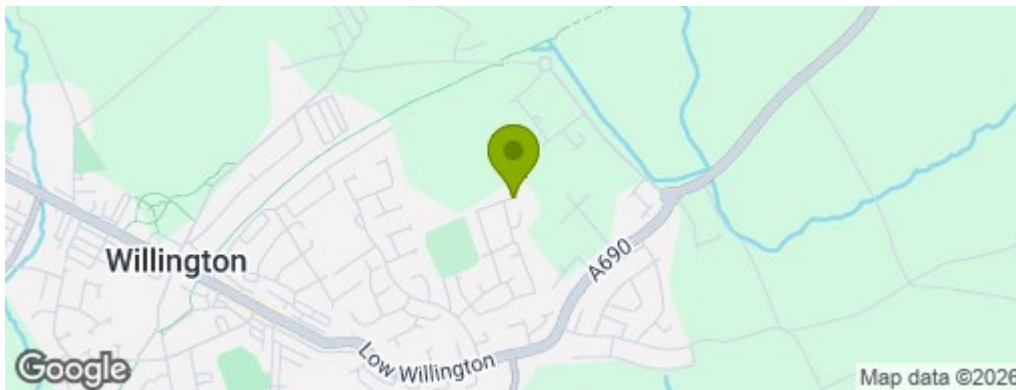
### Disclaimer

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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

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