



**Lydia Street**  
Willington DL15 0AE  
**Chain Free £70,000**







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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# Lydia Street

Willington DL15 0AE



- Chain free Property
- EPC Grade D
- Gas Central Heating

- Two Bedroom End Terrace
- Yard To The Side
- Ground Floor Bathroom

- Neutrally Decorated Throughout
- Two Outhouses

Available for sale CHAIN FREE an ideal investment opportunity or first time buyer home. A two bedroom end terrace property located in Willington having a range of amenities on your doorstep. The property is in need of some TLC but will make a lovely home.

The property in brief comprises of entrance, lounge, dining kitchen and ground floor bathroom whilst to the first floor is two bedrooms. To the side of the property is an enclosed yard with two outhouses.

## GROUND FLOOR

### Entrance Hall

Accessed via a UPVC entrance door, stairs rise to the first floor.

### Lounge

15'6" x 15'2" (4.746 x 4.641)

Having storage cupboard housing gas boiler, central heating radiator and UPVC double glazed window to front. There is a decorative fire surround adding a focal point to the room and a UPVC door leads to the rear yard.

### Kitchen

15'1" x 9'9" (4.612 x 2.981)

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, plumbing for washing machine, space for fridge freezer, central heating radiator and UPVC double glazed window to front. There is ample space for a family dining table and chairs if required.

### Bathroom

Three piece bathroom suite which comprises of bath with shower over plus separate handheld shower attachment, glass screen, WC and wash hand basin, partially wall clad, ceiling spot lights, chrome heated towel rail and obscured UPVC window.

## FIRST FLOOR

### Landing

Having window to rear.

### Bedroom One

14'11" x 7'9" (4.551 x 2.370)

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

### Bedroom Two

8'3" x 7'2" (2.521 x 2.196)

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

### Externally

Externally to the rear is an enclosed yard and two outhouses.

### Energy Performance Certificate

To view the full energy performance certificate please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/7499-3015-1207-8822-0200>

EPC Grade D

### Other General Information

Tenure: Freehold

Gas and Electricity: Mains - Prepayment Meter

Sewerage and water: Mains - Prepayment Meter

Broadband: Ultrafast Highest available download speed 10000

Mbps Highest available upload speed 10000 Mbps

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

Council Tax: Durham County Council, Band: A. Annual price: £1,667.82 (Maximum 2025)

Energy Performance Certificate Grade D

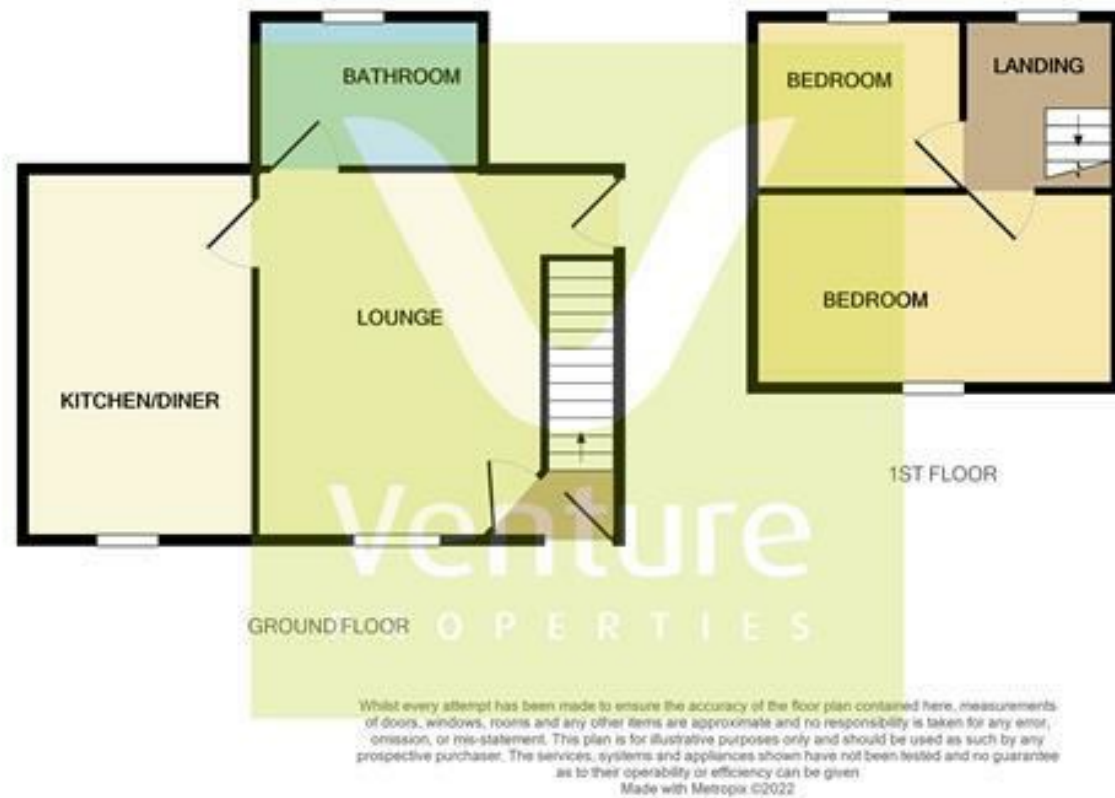
Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

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