



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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- Two Bedroom Mid Terrace
- EPC Grade C
- Walking Distance To Amenities

- CHAIN FREE
- Gas Central Heating
- Rear Enclosed Tired Garden

- Ground Floor Bathroom
- Double Glazing
- Call Venture To View

This chain-free two-bedroom terraced home presents an excellent opportunity for both first-time buyers and investors alike. The property boasts a welcoming lounge that provides a comfortable space for relaxation and socialising. The well-appointed kitchen is conveniently located, making meal preparation a breeze.

On the ground floor, you will find a practical bathroom, ensuring ease of access for residents and guests. Ascending to the first floor, the property features two inviting bedrooms, each offering a peaceful retreat for rest and rejuvenation.

Outside, the rear yard provides a private outdoor space, perfect for enjoying the fresh air or hosting small gatherings. The location is particularly advantageous, as it is within close walking distance to local amenities, ensuring that everyday conveniences are just a stone's throw away.

This terraced home combines comfort and practicality in a desirable setting, making it an ideal choice for those seeking a well-located property in Willington. Don't miss the chance to make this charming house your new home.

GROUND FLOOR

Entrance Hallway

Having stairs to first floor, double glazed front door and central heating radiator.

Lounge

15'1" x 13'3" (4.610 x 4.050)

With central heating radiator, under stairs storage cupboard and uPVC double glazed window to front

Inner Lobby

Leading to bathroom and kitchen

Ground Floor Bathroom

Fitted with a panelled bath, wc, wash hand basin and central heating radiator.

Kitchen

9'10" x 8'9" (3.021 x 2.679)

Fitted with wall and base units with contrasting work surfaces over, stainless steel

sink unit, slot for free standing oven space for fridge freezer and plumbing for washing machine

FIRST FLOOR

Landing

Landing

Bedroom One

14'7" x 9'1" (4.458 x 2.780)

Having Fitted wardrobe, central heating radiator and uPVC double glazed window to front.

Bedroom Two

10'7" x 6'0" (3.250m x 1.830m)

With central heating radiator and uPVC double glazed window to rear and wall mounted gas boiler.

Externally

To the rear is a yard area set over 2 levels

There is a gate to the side giving access to the side tunnel to allow for bins ect.

Energy Performance certificate

<https://find-energy-certificate.service.gov.uk/energy-certificate/9033-3064-5203-5516-6200>

EPC Grade C expires 2036

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast Available Highest available download speed Ultrafast 10000

Mbps Highest available upload speed 10000 Mbps

Mobile Signal/coverage: Good with EE, O2 and Vodafone, We recommend

speaking to your local network provider

Council Tax: Durham County Council, Band: A Annual price: £1,711.73 (Maximum

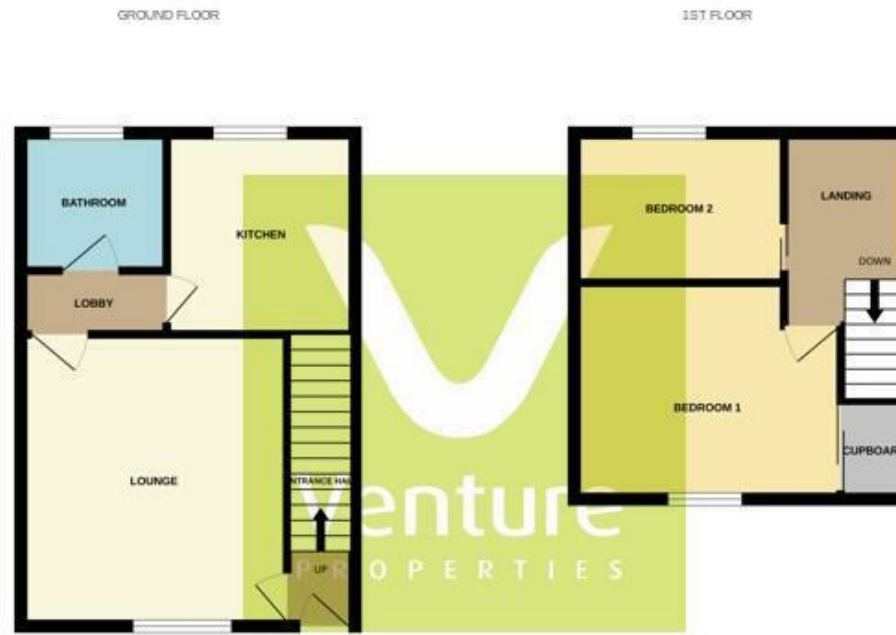
2026)

Energy Performance Certificate Grade C

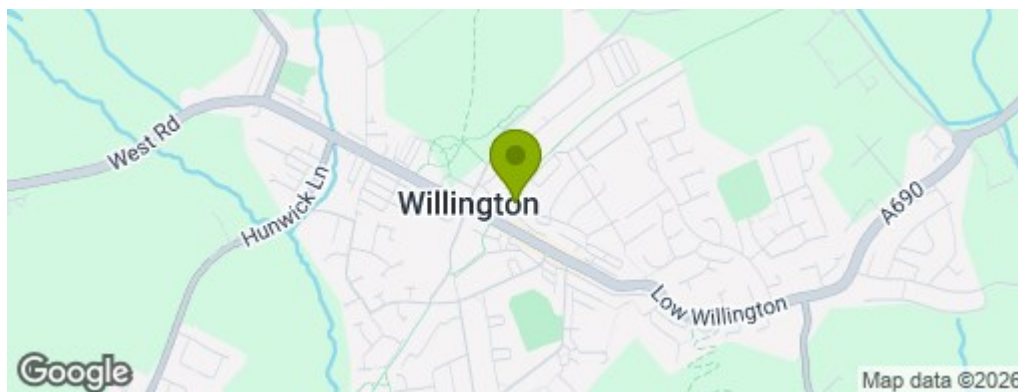
Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing. Flood Risk: Very low risk of surface water flooding and flooding from rivers and the sea.

Disclaimer

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Whilst every attempt has been made to ensure the accuracy of the description 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 operation or efficiency can be given.
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Property Information

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