

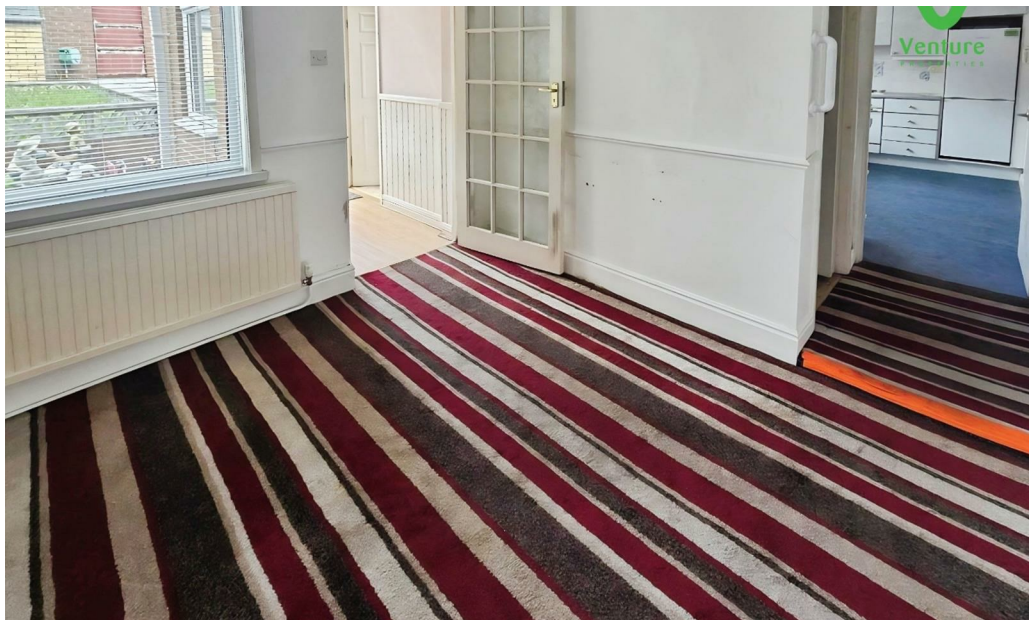


Hutton Terrace

Willington DL15 0DS

By Auction £145,000





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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Hutton Terrace

Willington DL15 0DS



- Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £145,000
- EPC Grade C
- CHAIN FREE

- Five bedroom end terraced Home
- Four Reception Rooms
- Large Garage/Workshop To Rear

- Substantial Property
- Extended over 30 years Ago
- Immediate 'exchange of contracts' available

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Available for sale in Hutton Terrace, Willington, Crook, this impressive end-terrace house offers a remarkable blend of space and comfort, making it an ideal family home. With five generously sized bedrooms, this property is perfect for those seeking ample living space. The house boasts four reception rooms, providing versatile areas for relaxation, entertainment, or even a home office.

One of the standout features of this residence is the large double-storey extension that has been thoughtfully added, enhancing the overall living experience. The property also includes two well-appointed bathrooms, ensuring convenience for all family members.

For those with vehicles, parking is a breeze with space for two cars, and the large double garage/workshop at the rear presents an excellent opportunity for storage or hobbies. The property is chain-free, allowing for a smooth and efficient purchase process.

This substantial end-terrace house is not just a home; it is a canvas for your family's future, offering the space and flexibility to create lasting memories. With its prime location and extensive features, this property is a rare find in the market. Do not miss the chance to make this wonderful house your new home.

GROUND FLOOR

Entrance Hallway

Via upvc entrance door and stairs to first floor.

Lounge

13'8" x 10'9" (4,183 x 3,281)

With feature fireplace housing gas fire, central heating radiator, double doors to dining room and upvc double glazed window to front.

Dining Room

10'2" x 9'10" (3,100 x 3,010)

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

Rear Vestibule

With laminate flooring and upvc rear entrance door.

Ground Floor Cloaks WC

Fitted with a white wash hand basin, wc and chrome heated towel rail.

Ground Floor Shower Room

Having a fitted shower cubicle tiled with mains shower.

Kitchen

14'0" x 11'11" (4,29m x 3,63m)

Fitted with wall and base units having contrasting work surfaces over, integrated electric oven and hob, space for fridge freezer, plumbing for washing machine, white sink unit and mixer tap, display cabinets and upvc double glazed window to rear.

Second Living Room

23'6" x 13'5" (7,184 x 4,100)

Having two central heating radiators and two upvc double glazed windows to front.

Garden Room

12'6" x 9'9" (3,815 x 2,985)

With central heating radiator and patio sliding doors to rear.

FIRST FLOOR

Landing

With loft hatch.

Bedroom One

12'3" x 11'2" (3,757 x 3,404)

With central heating radiator, fitted wardrobe and upvc double glazed window to front.

Bedroom Two

11'10" x 11'3" (3,610 x 3,438)

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

Bedroom Three

11'11" x 11'2" (3,639 x 3,429)

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

Bedroom Four

9'10" x 8'5" (3,008 x 2,570)

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

Bedroom Five

10'10" x 11'3" (3,306 x 3,452)

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

Family Bathroom/WC

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

Separate Shower Room

Fitted with a double shower unit, wash hand basin set to vanity unit.

Garage

A large garage & workshop to the rear having two electric doors, power and lighting.

Externally

Externally is a rear enclosed yard and patio with garden area and access to the garage.

Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/9395-3063-7206-9436-4204>

EPC Grade C expires 2036

Auctioneers Information

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

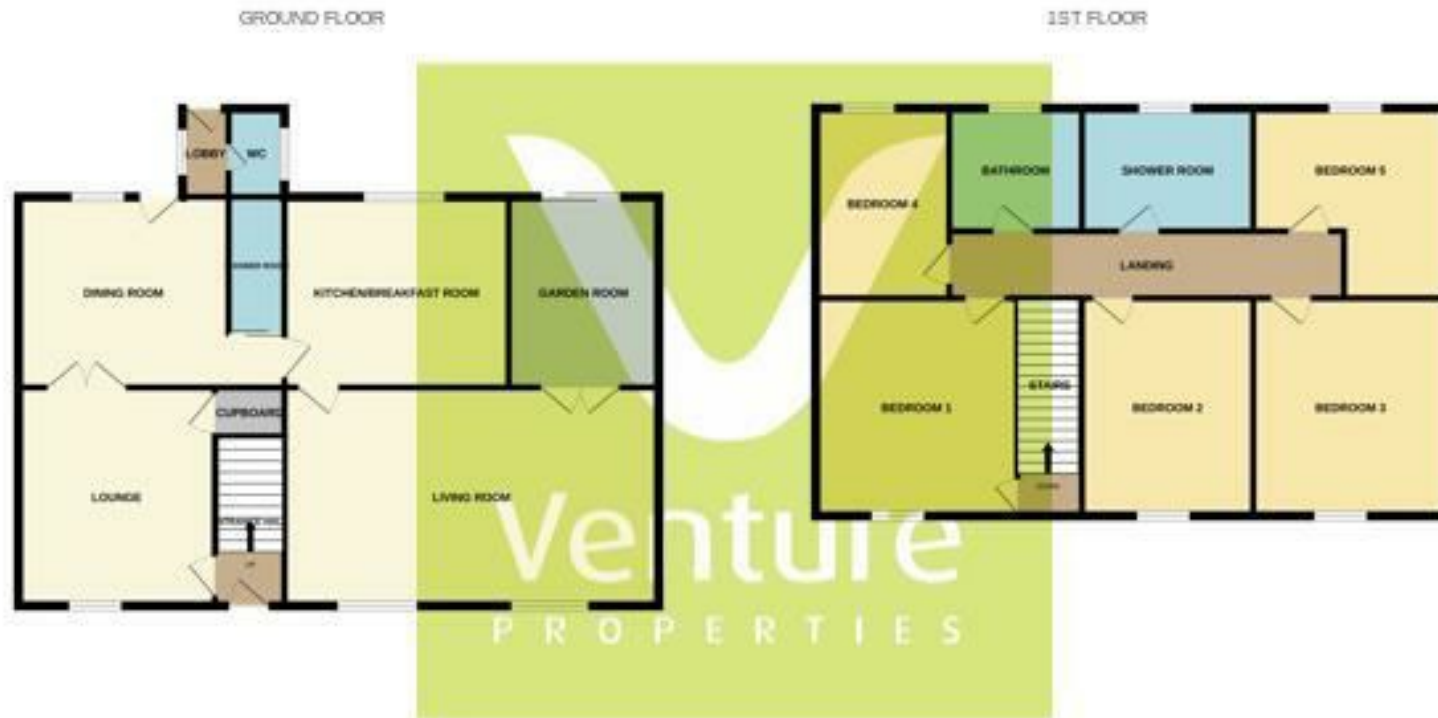
In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains



While 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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