



**Cedar Crescent**

Willington DL15 0DA

**Chain Free £100,000**







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# Cedar Crescent

Willington DL15 0DA



- Extensive Corner Plot
- EPC Grade C
- Driveway Providing Car Parking

- Three Bedroom Semi Detached Property
- UPVC Double Glazed
- Conservatory To Rear

- Gas Central Heating
- Gardens Front & Rear
- Chain Free

A delightful semi-detached house presents an excellent opportunity for families and individuals alike. Boasting three well-proportioned bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide versatile areas for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home.

The house features a well-appointed shower room, ensuring convenience for all residents. One of the standout attributes of this property is its extensive corner plot, which not only enhances privacy but also offers a generous outdoor space. The large landscaped gardens are perfect for gardening enthusiasts or those who simply wish to enjoy the beauty of nature right at their doorstep.

Additionally, the property includes a conservatory at the rear, which serves as a lovely sunlit retreat, ideal for enjoying morning coffee or unwinding with a good book. The driveway provides off-street parking, a valuable asset in today's busy world.

With its appealing features and prime location, this home is a must-see. Viewing is essential to fully appreciate the potential and charm this property has to offer. Don't miss the chance to make this wonderful house your new home.

## Ground Floor

### Entrance Porch

UPVC double glazed front entrance door, UPVC double glazed windows, timber and glazed door through to

### Open Plan Lounge

18'11 x 12'08 (5.77m x 3.86m)

With feature stone fireplace, electric fire, UPVC double glazed bow window, double central heating radiator, picture rail, wall light points, open plan staircase to the first floor, decorative wall mirror, double timber and glazed doors through to

### Kitchen/Dining Room

18'10 x 9'03 (5.74m x 2.82m)

With a range of White wall and base units, laminated working surfaces over, inset

single drainer sink unit, mixer taps over, UPVC double glazed windows to the rear and side elevation, breakfast bar, integral appliances including electric oven, electric hob and extractor hood over, storage cupboard housing wall mounted gas boiler, coving to ceiling, plumbing and space for washing machine and ample space for a dining table as required. Sliding patio doors through to:

### Conservatory

12'02 x 9'01 (3.71m x 2.77m)

Timber and glazed windows and UPVC double glazed French doors the garden, tiled floor

### First Floor

### Landing

UPVC double glazed window, storage cupboard and lift access

### Bedroom One

11'01 x 9'11 (3.38m x 3.02m)

UPVC double glazed window, double central heating radiator and storage cupboard

### Bedroom Two

11'02 x 8'11 (3.40m x 2.72m)

UPVC double glazed window, double central heating radiator, coving to ceiling and storage cupboard

### Bedroom Three

9 x 8'02 (2.74m x 2.49m)

UPVC double glazed window, central heating radiator and coving to ceiling. Built in single bed.

### Shower Room/wc

With corner shower cubicle with mains shower being tiled, wc, wash hand basin in vanity unit, tiled walls, tiled floor, opaque UPVC double glazed windows to rear and side elevation and central heating radiator

### Exterior

Immediately to the front of the property there is a enclosed garden, to the side of

the there are double gates providing off street car parking for one vehicle. There is also a useful outhouse and coal store. Whilst to the rear there is a lovely well maintained garden with hedging surround, synthetic turfed area, flower borders and large storage shed.

### Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/6900-3025-0222-3597-3263>

EPC Grade C

### Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

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: £1,624.04 (Maximum 2024)

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 the rivers and the sea.

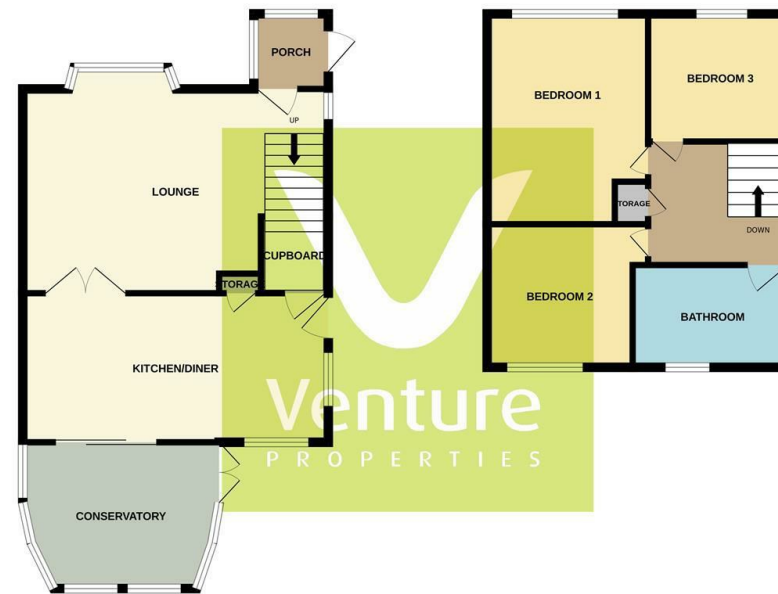
### Disclaimer

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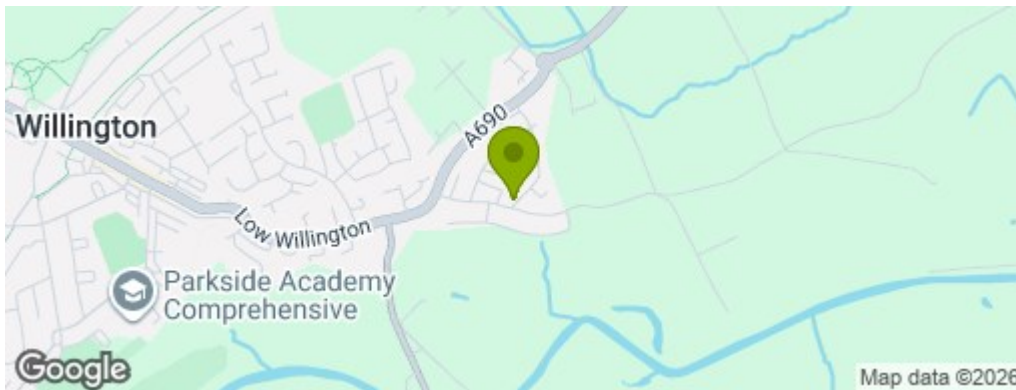
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GROUND FLOOR

1ST FLOOR



Whilst 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 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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