



York Terrace

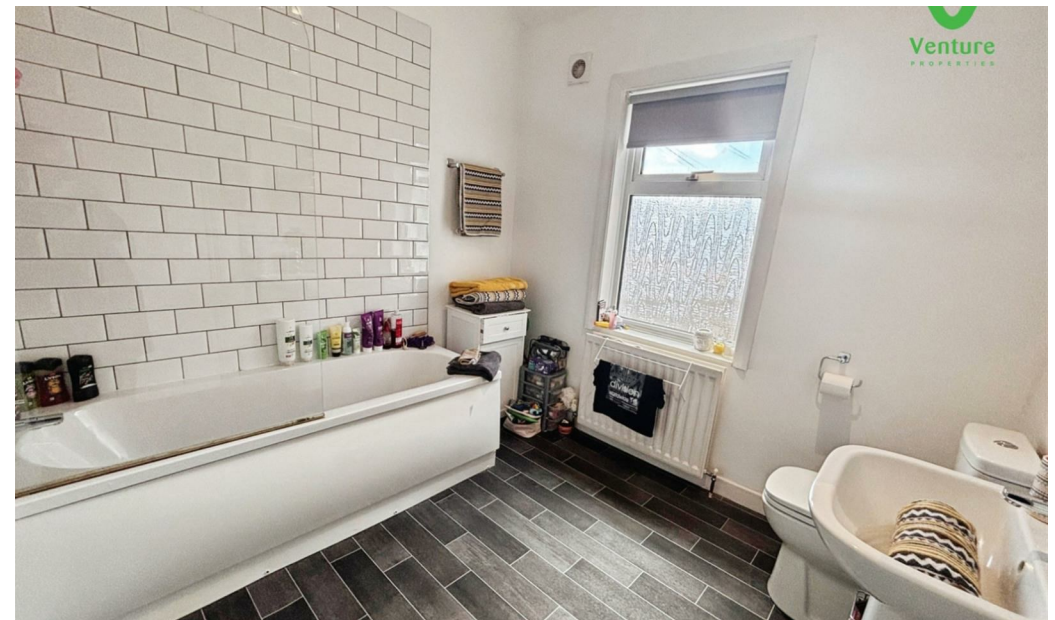
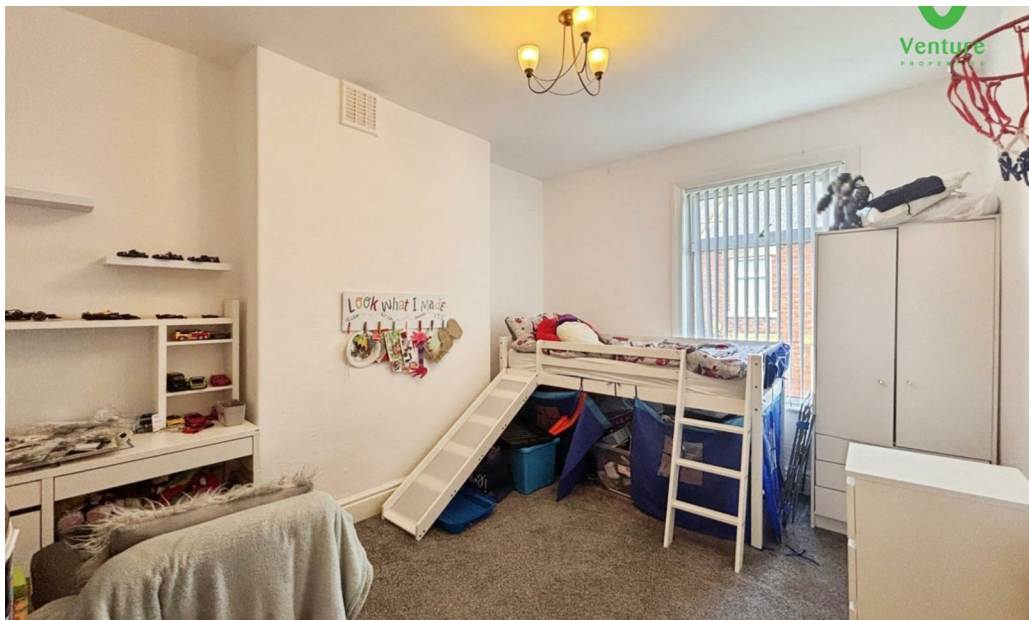
Willington DL15 0HT

Chain Free £75,000





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- Three Bedroom Terrace
- EPC Grade C
- Large Property

- UPVC Double Glazed
- Ground Floor W/C
- Gas Central Heating

- Lounge & Kitchen
- First Floor Bathroom
- Outhouse

This delightful mid-terrace house presents an excellent opportunity for both families and investors alike. Spanning an impressive 1,281 square feet, this well-proportioned home boasts one inviting reception room, perfect for entertaining guests or enjoying quiet family evenings.

The property features three spacious bedrooms, providing ample space for relaxation and rest. The well-appointed bathroom caters to the needs of a modern household, ensuring comfort and convenience.

One of the standout features of this residence is its prime location. Situated within walking distance to the town centre, residents will enjoy easy access to a variety of local amenities, shops, and services, making daily life both convenient and enjoyable.

This good-sized three-bedroom home is not only a wonderful place to live but also represents a fantastic investment opportunity in a sought-after area. Whether you are looking to settle down or expand your property portfolio, this home in Willington is certainly worth considering.

Ground Floor

Entrance Hallway

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

Lounge

13'04x13'03 (4.06mx4.04m)

Having feature fireplace with electric fire, coving to ceiling, double central heating radiator and Upvc double glazed window to front.

Kitchen/Breakfast Room

14'3" x 12'8" (4.345 x 3.87)

With a range of White wall and base units having refitted laminate work surfaces over, stainless steel sink unit, space for under counter fridge and freezer, gas oven, recently fitted large breakfast bar, under stairs storage cupboard, double central heating radiator and Upvc double glazed window to rear.

Rear Vestibule

With Upvc double glazed door to rear.

Ground Floor Cloaks WC

Fitted with w/c, wash hand basin, wall mounted gas boiler, plumbing for washing machine and Upvc double glazed window to rear.

First Floor

Landing

A spacious landing area having spindle staircase.

Bedroom One

14'01x10'11 (4.29mx3.33m)

Having single central heating radiator, storage cupboard and Upvc double glazed window to front.

Bedroom Two

13'04x10'09 (4.06mx3.28m)

Single central heating radiator, telephone point and Upvc double glazed window to front.

Bedroom Three

10'03x5'11 (3.12mx1.80m)

With single central heating radiator and Upvc double glazed window to rear.

Bathroom/WC

Recently fitted with a white suite including panelled bath, shower over and shower screen, pedestal wash hand basin, wc, tiled splash backs, opaque UPVC double glazed window and central heating radiator

Externally

To the rear is an enclosed yard with outhouse.

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast broadband available (Highest available download speed 1000 Mbps, Highest available upload speed 220 Mbps)

Mobile Signal/coverage: Likely with EE, Three and Vodafone
Council Tax: Durham County Council, Band: A. Annual price: £1,667.82 (Maximum 2025)

This property has been vacant for a number of months, additional council tax charges may be payable upon completion.

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, Very low risk of flooding from rivers and the sea

Disclaimer

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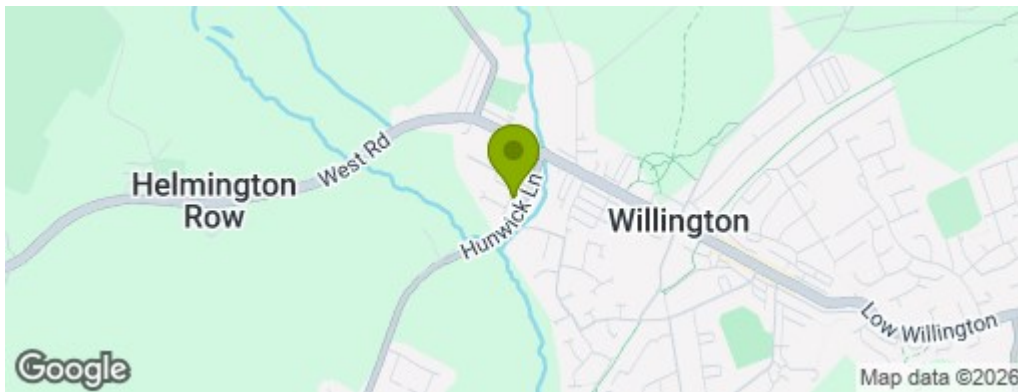
Energy Performance Certificate

<https://find-energy-certificate.service.gov.uk/energy-certificate/0346-3041-0201-6084-5200>

EPC Grade C



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any errors or omissions. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The actual layout and appearance should have not been visited and no guarantee as to their accuracy or efficiency can be given.
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Property Information

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