Surtees Drive

Willington DL15 0GR

Offers In The Region Of £210,000

Venture
PROPERTIES

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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Surtees Drive

Willington DL15 0GR

x 3 x 2 x 1

- Three Bedroom Detached
- EPC Grade C
- En Suite Shower Room
- Lovely Rear Garden
- Ground Floor Cloaks wc
- First Floor Bathroom
- Lounge & Kitchen Breakfast Room
- Utility Room
- Close Link To Durham City

A fantastic THREE BEDROOM DETACHED PROPERTY immaculately presented throughout making a lovely family home. Brief layout comprises of; Entrance Hallway, Lounge, Ground Floor WC, kitchen/Diner with French doors leading to the garden and Utility Room. To the first floor are Three good sized bedrooms, the main bedroom having En Suite shower room and additional family Bathroom.

Externally to the rear is a enclosed garden having patio area and a good sized lawn. To the front is a block paved driveway allowing for off road parking leading to a single garage.
The town of Willington lies seven miles south west of Durham City and four miles north of Bishop Auckland, situated in County Durham.

GROUND FLOOR

Entrance Hallway
Via composite door, central heating radiator, wood flooring and stairs rising to first floor.

Lounge
16'11" x 10'5" (5.177 x 3.178)
Having central heating radiator and uPVC bay window to front.

Ground Floor Cloaks WC
Fitted with a white suite comprising of wc, wash hand basin and central heating radiator.

Kitchen & Breakfast Room
14'10" x 11'11" (4.535 x 3.656)
Fitted with a good range of wall and base units with contrasting work surfaces over, integrated electric oven and gas hob over, integrated dishwasher, space for fridge freezer, plinth lighting to kick boards, ample space for dining table, spot lighting to ceiling, central heating radiator and uPVC double glazed french doors to rear.

Utility Room
Housing Plumbing for washing machine, space for tumble dryer, wall mounted gas boiler, service door to garage and central heating radiator.

FIRST FLOOR

Bedroom One
15'0" x 10'7" (4.584 x 3.238)
Having central heating radiator , fitted wardrobes and uPVC double glazed window to front.

En Suite Shower Room/WC
Fitted with a double shower cubicle having mains shower over, wc, wash hand basin, tiled splash backs and central heating radiator.

Bedroom Two
15'1" x 12'2" (4.604 x 3.721)
With central heating radiator , fitted wardrobes and uPVC double glazed window to front.

Bedroom Three
10'4" x 8'2" (3.169 x 2.500)
With central heating radiator, fitted wardrobes and uPVC double glazed window to rear.

Bathroom/WC
Fitted with a white suite having panelled bath with mains shower and screen over, wc, wash hand basin and central heating radiator.

Externally
Externally to the rear is a enclosed garden having patio area and a good sized lawn. To the front is a block paved driveway allowing for off road parking leading to a single 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/6600-0885-0922-8297-3573

EPC Grade C

Other General Information

Tenure: Freehold
Gas and Electricity: Mains
Sewerage and water: Mains
Broadband: Ultrafast Highest available download speed 1800 Mbps Highest available upload speed 220 Mbps
Mobile Signal/coverage: We would recommend speaking to your provider
Council Tax: Durham County Council, Band: D. Annual price: £2,501.73 (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, flooding from rivers and the sea

Disclaimer
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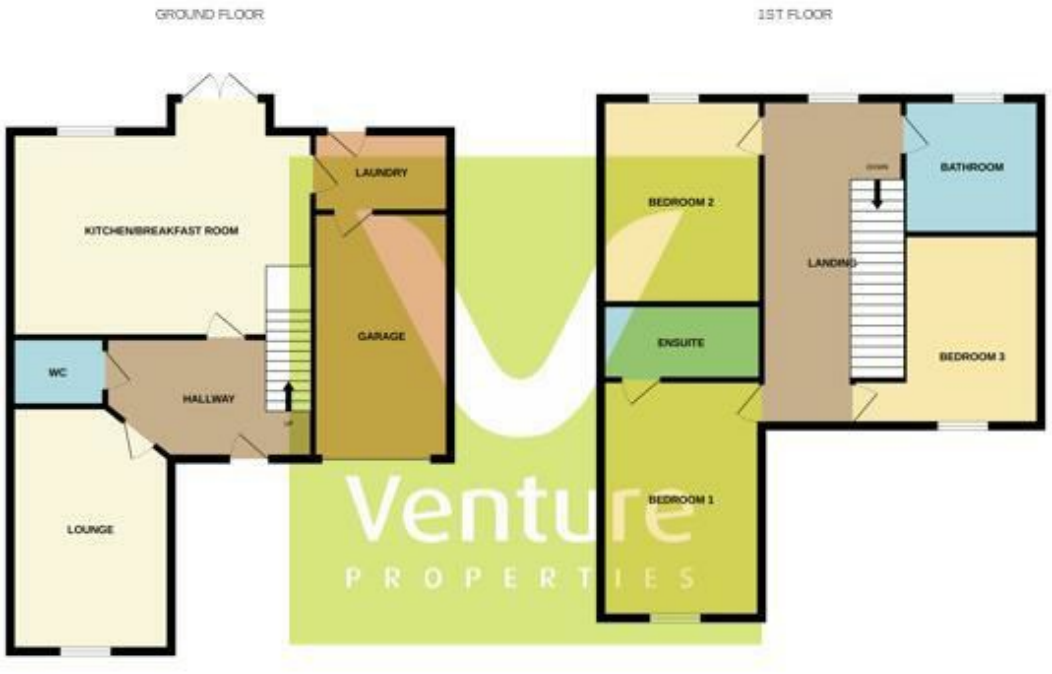

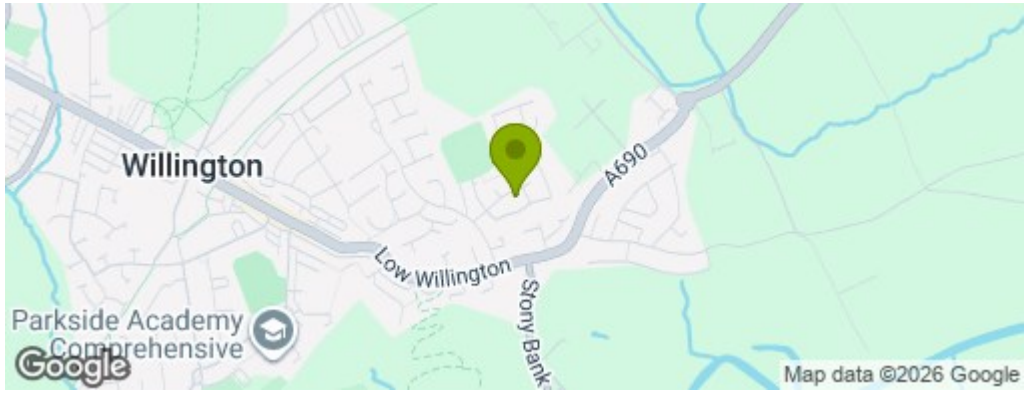

Property Information

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