



## Prospect Terrace

Willington DL15 0DT

£150,000



Venture  
PROPERTIES



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# Prospect Terrace

Willington DL15 0DT



- Three Bedroom Semi Detached
- EPC Grade C
- Close To Local High Street

- Good Sized Paved Rear Garden
- Former Garage now Utility Room
- Patio Doors To Rear

- Ground Floor Wc
- Driveway To Front
- Ideal Family Home

This good sized semi-detached house presents an excellent opportunity for families and first-time buyers alike. The property boasts a well-proportioned layout, featuring a welcoming reception room that serves as the heart of the home. The ground floor also includes a convenient WC, making it ideal for guests and family alike.

The spacious kitchen/diner is perfect for both casual meals and entertaining, providing a warm and inviting atmosphere. Upstairs, you will find three comfortable bedrooms, each offering ample space for relaxation and personalisation. The modern shower room completes the upper level, ensuring that all your daily needs are met with ease.

Outside, the property features a good-sized rear paved garden, providing a lovely outdoor space for children to play or for hosting summer gatherings. The front of the house includes a driveway with parking for two vehicles, adding to the convenience of this lovely home.

This three-bedroom semi-detached house is not only well-located but also offers a blend of comfort and practicality, making it a wonderful place to call home. Whether you are looking to settle down or invest, this property is sure to impress.

## GROUND FLOOR

### Entrance Hallway

#### Lounge

15'6" x 12'5" (4.737 x 3.809)

Having open staircase to first floor, central heating radiator and uPVC double glazed window to front.

#### Kitchen/Diner

15'2" x 9'5" (4.623 x 2.888)

Fitted with a range of wall and base units with contrasting work surfaces over, stainless steel sink unit with mixer tap, integrated electric oven and electric hob, plumbing for washing machine and space for fridge freezer, rear patio doors and uPVC double glazed window to rear.

## FIRST FLOOR

### Landing

Having Loft hatch.

### Bedroom One

13'6" x 7'6" (4.122 x 2.300)

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

### Bedroom Two

10'9" x 7'7" (3.302 x 2.328)

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

### Bedroom Three

8'10" x 7'4" (2.704 x 2.254)

Central heating radiator, storage cupboard and uPVC double glazed window to front.

### Shower Room/WC

Fitted with a corner shower unit with mains shower over, wash hand basin and wc, central heating radiator.

### Utility/Former Garage

14'6" x 8'10" (4.442 x 2.697)

Was formerly the garage, however the seller have removed the garage door and replaced with a window. The room houses the gas boiler.

### Externally

To the front is a small courtyard walled garden area, there is a driveway to side and a further drive allowing for ample parking

To the rear is a good sized paved enclosed garden.

### 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: B Annual price: £1,945.79 (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 chance of surface water flooding and flooding from the rivers/sea

### Disclaimer

The preceding details have been sourced from the seller, OntheMarket.com and other third parties. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Venture Properties (Crook) Limited cannot accept liability for any information provided.

### Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/9390-2088-4520-2595-2751>

EPC Grade C

### Agents Note

There are two titles for this property, one of which is a possessory title.

GROUND FLOOR  
337 sq.ft. (31.3 sq.m.) approx.

1ST FLOOR  
337 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA : 674 sq.ft. (62.6 sq.m.) approx.

Whilst 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 misdescription. Prospective purchasers are advised to make their own checks 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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