



**North Terrace, Willington, DL15 0QP**  
**2 Bed - House - Terraced**  
**£40,000**

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

2, North Terrace Willington, Crook, DL15 0QP

We are acting in the sale of the above property and have received an offer of £43,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

We are pleased to offer to the market with no onward chain, this deceptively spacious terraced house with two double bedrooms on North Terrace, pleasantly situated within the popular location of Willington.

Whilst the property does require internal modernisation, this is the perfect opportunity for clients seeking a home which they can 'put their own stamp on'. Having easy access to all of the immediate amenities offered in & around Crook itself & within excellent commuting distance to all major road links leading to Durham City & Darlington, the property also benefits from gas central heating & double glazing throughout. In brief, the property comprises: Entrance door into a 16ft (approximately) lounge with stairs to the first floor & window to front elevation & an open-plan kitchen/dining area with a range of fitted wall & base units & access to rear yard.

The first floor landing boasts two double bedrooms & bathroom. Externally, the property is open aspect to front whilst an enclosed yard is situated to the rear.

We thoroughly recommend full internal inspection in order to fully appreciate the style, space & potential of this well proportioned property for sale.

#### ACCESS INTO:

#### LOUNGE

16'1 x 13'2 (4.90m x 4.01m)

#### KITCHEN / DINING AREA

15'6 x 9'4 (4.72m x 2.84m)

#### FIRST FLOOR LANDING

#### MASTER BEDROOM

16'2 x 12'2 (4.93m x 3.71m)

#### BEDROOM TWO

10'8 x 9'2 (3.25m x 2.79m)

#### BATHROOM

#### EXTERNALLY

#### Agents notes

Council Tax: Durham County Council, Band A £1701.00

Tenure: Freehold

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains (not metered)

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – Yes

Probate – being applied for N/A

Rights & Easements – None known, check with seller

Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – check with seller

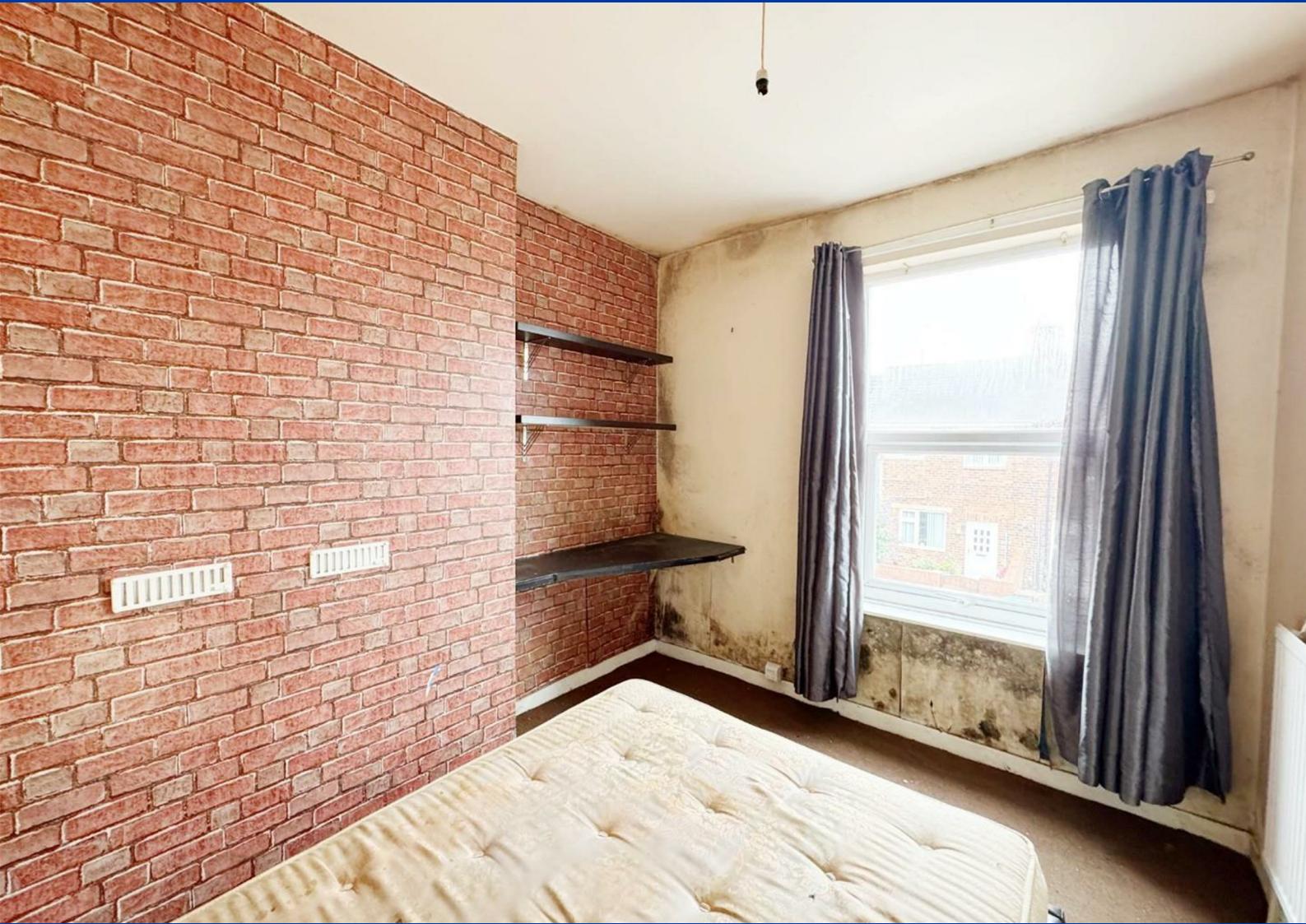
Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – any alterations or conversions etc.

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

**Disclaimer:** Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



# OUR SERVICES

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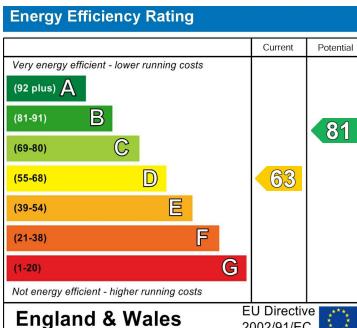
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## DURHAM

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T: 0191 383 9994 (option1) (Lettings)  
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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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