



Hutton Terrace

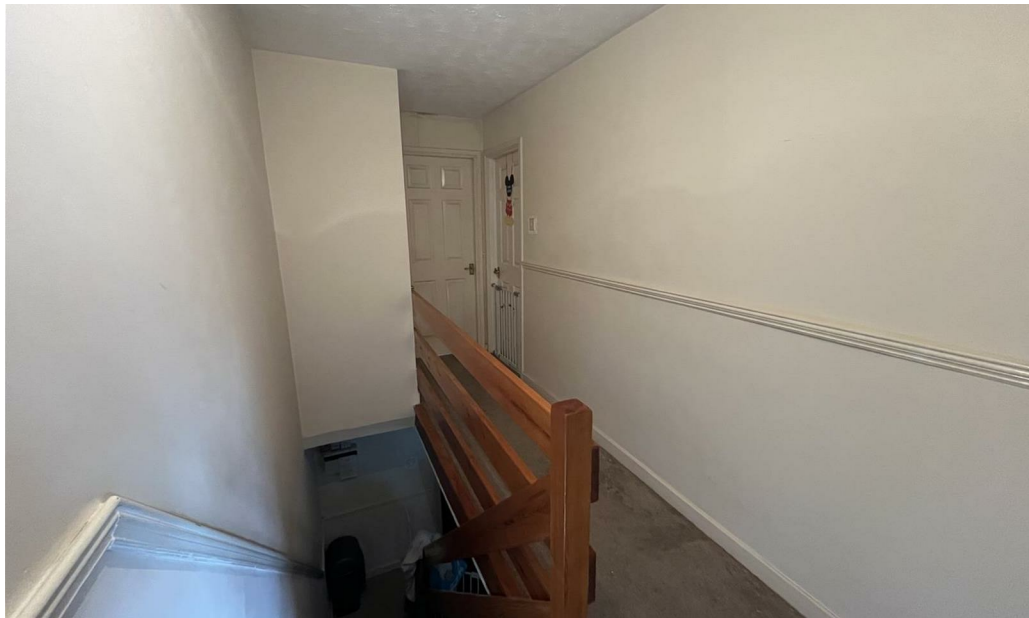
Willington DL15 0DS

By Auction £45,000





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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- For Sale by Modern Auction – T & C's apply
- EPC Grade C
- Ground Floor Bathroom

- Subject to Reserve Price
- The Modern Method of Auction
- CHAIN FREE

- Buyers fees apply
- Three Bedroom Terraced Home
- Lounge & Kitchen

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.2% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

Welcome to this good sized mid-terrace home located on Hutton Terrace in the village of Willington, Crook. This property is perfect for families or first-time buyers, offering a comfortable and inviting living space.

As you enter, you are greeted by a spacious lounge that provides a warm and welcoming atmosphere, ideal for relaxing or entertaining guests. The ground floor also features a conveniently located bathroom, making it practical for everyday living.

The property boasts three well-proportioned bedrooms, providing ample space for family members or guests. Each room is filled with natural light, creating a bright and airy feel throughout the home.

Outside, you will find a front garden that adds to the property's curb appeal, while the rear enclosed yard offers a private outdoor space, perfect for enjoying the fresh air or hosting summer barbecues.

GROUND FLOOR

Entrance

Via upvc door leading straight into the lounge.

Lounge

14'6" x 11'2" (4.421 x 3.416)

With feature fireplace housing gas fire, central heating radiator and uPVC double glazed window to front.

Kitchen/Diner

13'7" x 12'0" (4.159 x 3.664)

Fitted with a range of wall and base units with contrasting work surfaces, one and a half bowl sink and drainer with mixer tap, plumbing for washing machine slot for electric oven, space for fridge freezer and dining table as, open staircase to first floor and uPVC double glazed window to rear.

Bathroom/WC

Having a panelled bath, separate shower cubicle, wash hand basin, wc and central heating radiator.

FIRST FLOOR

Landing

With storage cupboard and loft hatch.

Bedroom One

13'1" x 11'9" (4.007 x 3.589)

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

Bedroom Two

11'0" x 8'7" (3.366 x 2.617)

Having central heating radiator, fitted wardrobes, wall mounted gas boiler and uPVC double glazed window to rear.

Bedroom Three

12'9" x 6'2" (3.893 x 1.905)

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

Externally

To the front is a small enclosed garden area and pathway leading up to the front door.

To the rear is an enclosed yard.

Energy Performance Certificate

To view the Energy Performance Certificate for the property please use the following link:-

<https://find-energy-certificate.service.gov.uk/energy-certificate/9310-2383-1590-2695-3605?print=true>

Epc Grade -C

Other General Information

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast Highest available download speed 10000 Mbps Highest available upload speed 10000 Mbps Mbps

Mobile Signal/coverage: We recommend speaking with your local network provider

Council Tax: Durham County Council, Band: A. Annual price: £1,711.73 (Maximum 2026)

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 rivers and the sea.

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

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.

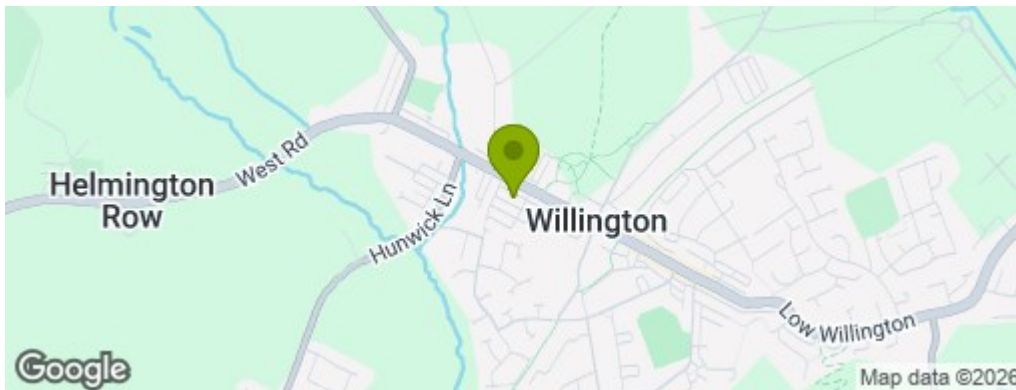
Agents Note

We understand this property is unregistered, therefore at the point of purchase first registration will be required. For further information please contact your legal representative or solicitors for clarification.

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While 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 errors, omissions or misstatements. This plan is for guidance 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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