



Luxmoore Avenue

Willington DL15 0DY

£650 Per Month



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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Luxmoore Avenue

Willington DL15 0DY



- Large Two Bedroom Detached
- EPC Grade D
- Block Paved Driveway Providing Car Parking

- Popular Residential Development
- UPVC Double Glazed
- Not Overlooked To Rear

- Gas Central Heating
- Extensive Gardens
- Kitchen With Space For Dining Table

In the charming area of Willington, Crook, this delightful house on Luxmoore Avenue offers a perfect blend of comfort and convenience. Spanning an impressive 764 square feet, the property is well-suited for individuals or small families seeking a welcoming home in a tranquil setting.

As you approach the house, you will be greeted by a pleasant exterior that reflects the character of the neighbourhood. Inside, the layout is thoughtfully designed to maximise space and functionality. The living areas are bright and airy, creating an inviting atmosphere for relaxation and entertaining.

The property boasts well-proportioned rooms that can easily adapt to your lifestyle needs. Whether you envision a cosy reading nook or a vibrant dining space, the possibilities are endless. The kitchen is equipped to cater to your culinary adventures, making meal preparation a joy.

The property is close to local amenities. Residents can enjoy nearby parks, shops, and schools, all within a short distance. The location also offers excellent transport links, making it easy to explore the wider region.

With its appealing features and prime location, it is a property not to be missed. We invite you to come and experience the charm of this home for yourself.

Ground Floor

Entrance Hallway

Front entrance door, UPVC double glazed window, central heating radiator, timber door to understairs cupboard and open plan staircase to the first floor

Lounge

14'11 x 11'01 (4.55m x 3.38m)

With fire surround, tiled inset and hearth with electric fire, UPVC double glazed windows to the front and side elevation, central heating radiator, coving to ceiling

Kitchen/Dining Room

16'01 x 8'06 (4.90m x 2.59m)

With a range of White wall and base units, laminated working surfaces over, inset

single drainer sink unit with mixer tap, UPVC double glazed windows, electric cooker, fridge, freezer, washing machine, wall mounted gas boiler. Ample space for a dining table as required. UPVC double glazed rear entrance door

First Floor

Landing

Spindle balustrade, UPVC double glazed window and loft access

Bedroom One

14'11 x 11 (4.55m x 3.35m)

UPVC double glazed window, double central heating radiator and free standing wardrobes

Bedroom Two

15' x 8 (4.57m x 2.44m)

UPVC double glazed window and double central heating radiator

Bathroom/wc

With a white suite including panelled bath with electric shower over, wc, wash hand basin in vanity unit and storage under, wc, central heating radiators, storage cupboard and opaque UPVC double glazed window

Exterior

To the front of the property there are double gates which lead to a block paved driveway providing car parking for at least one vehicle. There are large gardens to both the front, side and rear mainly laid to lawn

Energy Performance Certificate

To view the Energy Performance Certificate, please click the following link:
<https://find-energy-certificate.service.gov.uk/energy-certificate/8601-1115-8029-3526-8683>

Bond/Deposit

The security deposit (bond) amount is equivalent to 5 weeks rent.

Holding Deposit/ Tenant Information

All of our rental properties require a Holding Deposit equivalent to 1 week's rent.

The Tenant is entitled for this Holding Deposit to be repaid within 15 calendar days of their application proceeding. However, in most cases we hope to repay this to the Tenant on the day you move in and this will be deducted from your first month's rent. This will need to be agreed with the Tenant during the application process.

You will lose your Holding Deposit if any of the following occurs:

1. You give us false or misleading information. For example, incorrect salary/income details or you fail to tell us about a CCJ.
2. You fail a Right to Rent check and are not eligible to reside in the UK.
3. You withdraw your application.
4. You drag your feet during the application process.

All of our rental properties will require a Security Deposit, payable on the day you move in, equivalent to 5 weeks' rent.

General Information

General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Please Check With Provider

Mobile Signal/coverage: Check With Provider

Council Tax: Durham County Council, Band: A

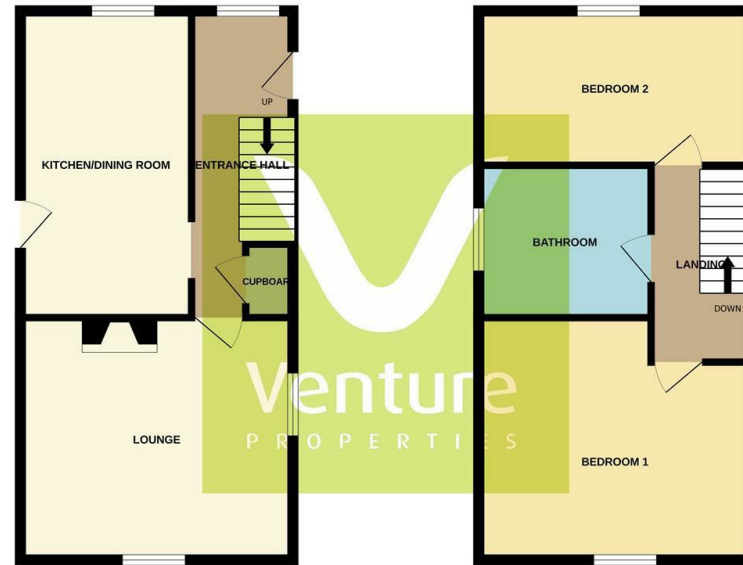
Energy Performance Certificate Grade D

Disclaimer

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GROUND FLOOR

1ST FLOOR



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 mis-statement. This plan is for illustrative 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

Durham County Council

Tenure - Freehold

**** VIEWING IS ESSENTIAL ****

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