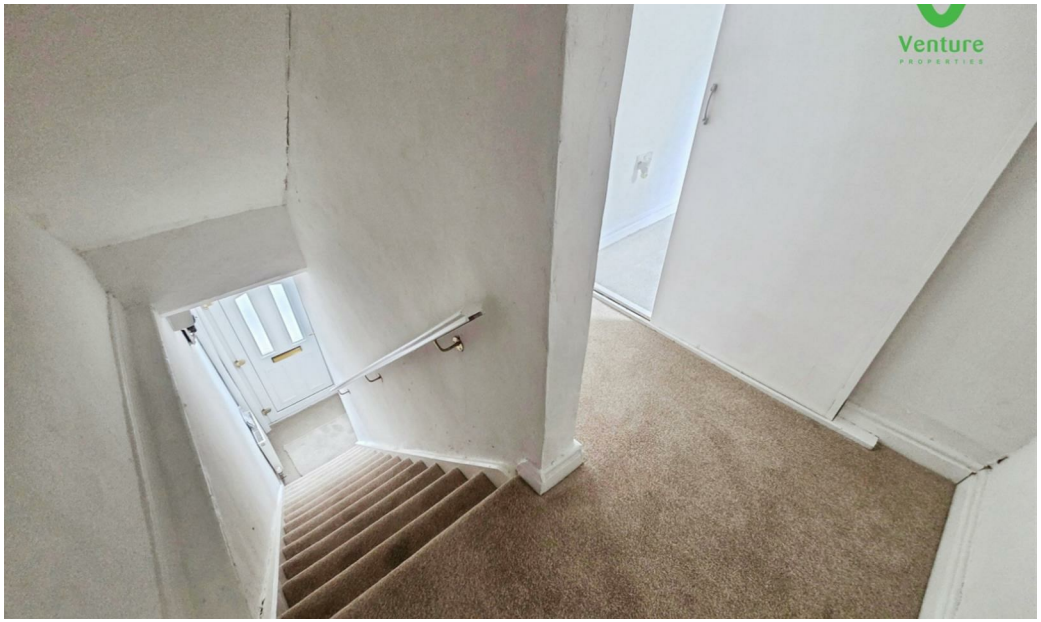
Lydia Street

Willington DL15 0AE

Chain Free £70,000

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.

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.

Lydia Street

Willington DL15 0AE

x 2 x 1 x 1

- Two Bedroom Mid Terrace
- EPC Grade C
- Walking Distance To Ammenities
- CHAIN FREE
- Gas Central Heating
- Rear Enclosed Tired Garden
- Ground Floor Bathroom
- Double Glazing
- Call Venture To View

This chain-free two-bedroom terraced home presents an excellent opportunity for both first-time buyers and investors alike. The property boasts a welcoming lounge that provides a comfortable space for relaxation and socialising. The well-appointed kitchen is conveniently located, making meal preparation a breeze.

On the ground floor, you will find a practical bathroom, ensuring ease of access for residents and guests. Ascending to the first floor, the property features two inviting bedrooms, each offering a peaceful retreat for rest and rejuvenation.

Outside, the rear yard provides a private outdoor space, perfect for enjoying the fresh air or hosting small gatherings. The location is particularly advantageous, as it is within close walking distance to local amenities, ensuring that everyday conveniences are just a stone's throw away.

This terraced home combines comfort and practicality in a desirable setting, making it an ideal choice for those seeking a well-located property in Willington. Don't miss the chance to make this charming house your new home.

GROUND FLOOR

Entrance Hallway
Having stairs to first floor, double glazed front door and central heating radiator.

Lounge
15'1" x 13'3" (4.610 x 4.050)
With central heating radiator, under stairs storage cupboard and uPVC double glazed window to front

Inner Lobby
Leading to bathroom and kitchen

Ground Floor Bathroom/WC
Fitted with a panelled bath, wc, wash hand basin and central heating radiator.

Kitchen
9'10" x 8'9" (3.021 x 2.679)
Fitted with wall and base units with contrasting work surfaces over, stainless steel sink unit, slot for free standing oven space for fridge freezer and plumbing for washing machine

FIRST FLOOR
Landing

Landing

Bedroom One
14'7" x 9'1" (4.458 x 2.780)
Having Fitted wardrobe,central heating radiator and uPVC double glazed window to front.

Bedroom Two
10'7" x 6'0" (3.250m x 1.830m)
With central heating radiator and uPVC double glazed window to rear and wall mounted gas boiler.

Externally
To the rear is a yard area set over 2 levels
There is a gate to the side giving access to the side tunnel to allow for bins ect.

Energy Performance certificate
To view the energy performance certificate for this property, please use the following link:

https://find-energy-certificate.service.gov.uk/energy-certificate/9033-3064-5203-5516-6200

EPC Grade C

Other General Information
Tenure: Freehold
Gas and Electricity: Mains
Sewerage and water: Mains
Broadband: Superfast Available Highest available download speed Ultrafast 10000 Mbps Highest available upload speed10000 Mbps
Mobile Signal/coverage: Good with EE, O2 and Vodafone, We recommend speaking to 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.

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. 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.

Property Information

01388 741174

5 South Street, Crook, DL15 8NE
crook@ventureproperties uk.com