# Albion Place

Willington DL15 0EH

Offers Over £65,000

Venture PROPERTIES

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# Albion Place

## Willington DL15 0EH

x 2 x 1 x 1

- Two Bed Semi Detached Home
- EPC Grade E
- Ground Floor Bathroom
- Gas Central Heating
- Lounge To Front
- Rear Enclosed Yard
- Close to Amenities
- Fitted Rear Kitchen

Situated in the heart of Willington, this inviting semi-detached house offers an ideal opportunity for first-time buyers or investors seeking a well-located home within easy reach of Durham City, just 8 miles away. Boasting two generous bedrooms, the property presents a comfortable layout perfectly suited for modern living.

Upon entering, you are welcomed into a spacious lounge with an attractive open-plan staircase leading to the first floor, creating a sense of light and space. The ground floor further benefits from a practical kitchen, ideal for preparing family meals, and a well-appointed bathroom. Upstairs, both bedrooms are of a good size, providing ample space for restful nights and flexible furnishing options.

The rear of the property features a pleasant yard—ideal for relaxing outdoors, entertaining guests, or enjoying a morning coffee. Willington itself is renowned for its strong community spirit and exceptional convenience, with a range of local shops, supermarkets, cafes, and schools just a short stroll away. Excellent transport links offer swift access to Durham's renowned historic attractions, shopping, and eateries, making this location highly desirable.

Green spaces and leisure facilities are also close by, with parks and walks along the River Wear providing an opportunity to enjoy the outdoors. With its blend of comfort, practicality, and fantastic location, this charming home is not to be missed.

Arrange your viewing today and see the potential for yourself.

## GROUND FLOOR

### Entrance Porch
UPVC entrance door, laminate flooring

### Lounge
17'3 x 16'11 (5.26m x 5.16m)
Timber fire surround with marble inset and hearth housing solid fuel fire. Laminate flooring, UPVC double glazed window, tv point, open plan staircase to first floor

### Kitchen
10'5 x 7'8 (3.18m x 2.34m)
With a range of wall and base units, stainless steel sink unit with mixer taps, gas cooker point, plumbing and space for washing machine, tiled floor, central heating radiator, space for fridge freezer and upvc double glazed window and rear entrance door.

### Ground Floor Bathroom/WC
Opaque UPVC double glazed window, panelled bath having mains shower over & shower screen, wc, wash hand basin, tiled walls, spot lighting and chrome heated towel rail

## FIRST FLOOR

### Landing

### Bedroom One
14'0 x 9'11 (4.27m x 3.02m)
UPVC double glazed window to front, central heating radiator, over stairs storage cupboard and wall mounted gas boiler.

### Bedroom Two
10'11 x 8'3 (3.33m x 2.51m)
UPVC double glazed, window, central heating radiator

### Exterior
There is a rear paved yard and a shed

### Agents Note
There is small area in the yard at the rear of the property which is used for access only. We recommend any buyer consults a solicitor during the conveyancing process.

### 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/4300-8277-0822-2025-3993

EPC Grade E

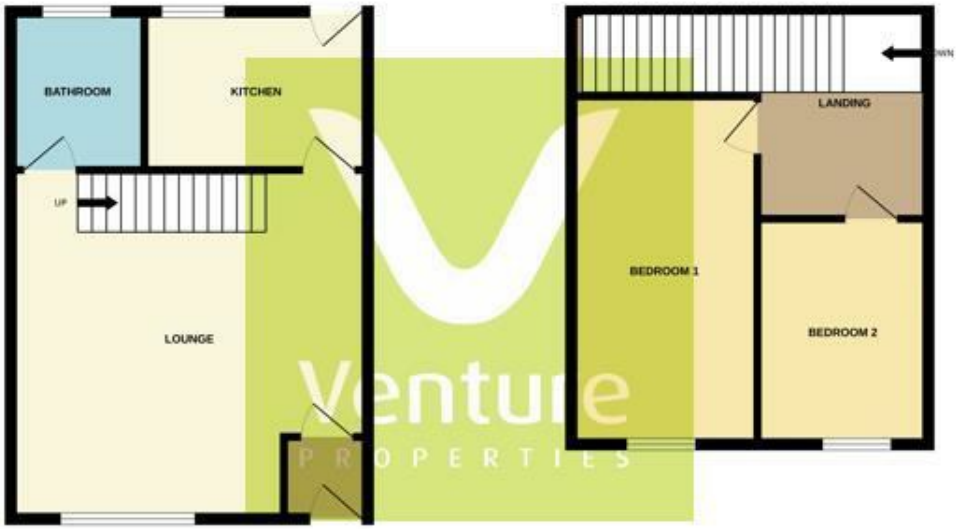
### Other General Information
Tenure: Freehold
Gas and Electricity: Mains
Sewerage and water: Mains
Broadband: Ultrafast Available Highest available download speed 1800 Mbps Highest available upload speed 220 Mbps
Mobile Signal/coverage: Good Coverage from Vodaphone, O2, 3 and EE
Council Tax: Durham County Council, Band: A Annual price: £ 1,711.73 (Maximum 2026)
Energy Performance Certificate Grade: E
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 ground water flooding. Very low risk of flooding from seas and rivers

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.

GROUND FLOOR
423 sq.ft. (39.3 sq.m.) approx.

1ST FLOOR
362 sq.ft. (33.6 sq.m.) approx.




TOTAL FLOOR AREA : 786 sq.ft. (73.0 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 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

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