



**Bainbridge Avenue**

Willington DL15 0AZ

**£85,000**





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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# Bainbridge Avenue

## Willington DL15 0AZ



- Modern Two Bedroom
- EPC Grade D
- Town Centre Location

- Terraced Family Home
- Lovely Kitchen and Bathroom
- Gas Central Heating UPVC Double Glazed

- Two Reception Rooms
- Spacious and Welcoming
- Enclosed Yarden

A beautifully presented two bedroom terraced family home located in the Town Centre of Willington. Willington has a range of amenities, schooling and recreational facilities and is ideally located for the commuter with good road links.

The property has been well maintained and made into a lovely ready made family home by the current vendors and comprises of entrance, two reception rooms, kitchen and two good sized bedrooms and family bathroom to the first floor whilst externally benefitting from a rear yarden. This property can potentially be chain free.

### Ground Floor

#### Entrance

Accessed via composite entrance door leading into the hall.

#### Hallway

Stairs rise to the first floor and a door leads into the lounge.

#### Lounge

141" x 139" (4.302 x 4.198)

Spacious and welcoming lounge area having gas fire with black hearth and surround, alcove shelving and storage cupboards at either hand, UPVC window, central heating radiator and access to a useful under stair storage cupboard. A archway leads into the dining area.

#### Dining Room

76" x 15'10" (2.299 x 4.841)

Having UPVC window, central heating radiator and storage cupboard.

#### Kitchen

Fitted with a range of base and wall units with laminate work surfaces over and tiled splash backs, sink unit and ample space for free standing appliances as required. Electric oven and gas hob with extraction fan over, UPVC window and door and central heating radiator. Ceiling spot lights and tiled floor.

### First Floor

### Landing

Stairs rise from the hallway and provide access to the loft and first floor accommodation.

It is our understanding the loft is boarded for additional storage with lighting.

#### Bedroom One

14'3" x 10'9" (4.366 x 3.302)

Located to the front elevation of the property having UPVC window, central heating radiator and over stair storage cupboard.

#### Bedroom Two

10'11" x 8'8" (3.349 x 2.651)

Located to the rear elevation of the property having UPVC window, central heating radiator and double storage cupboard housing the gas central heating boiler.

#### Bathroom/WC

Fitted with a three piece suite comprising bath with electric shower over, WC, wash hand basin, obscured UPVC window and central heating radiator

#### Exterior

To the rear of the property is an enclosed yarden ideal to enjoy those summer evenings

#### Agents Note

Please note the windows and doors were all replaced in 2024

#### Agents Note

This property can potentially be sold chain free

#### Energy Performance Certificate

To view the full Energy Performance Certificate please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0196-3955-8200-8415-2200?print=true>

EPC Grade D

### Other General Information

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

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

Mobile Signal/coverage We recommend speaking to you local network provider  
Council Tax: Durham County Council, Band: A Annual price: £ 1,667.82 (Maximum 2025)

Energy Performance Certificate Grade D

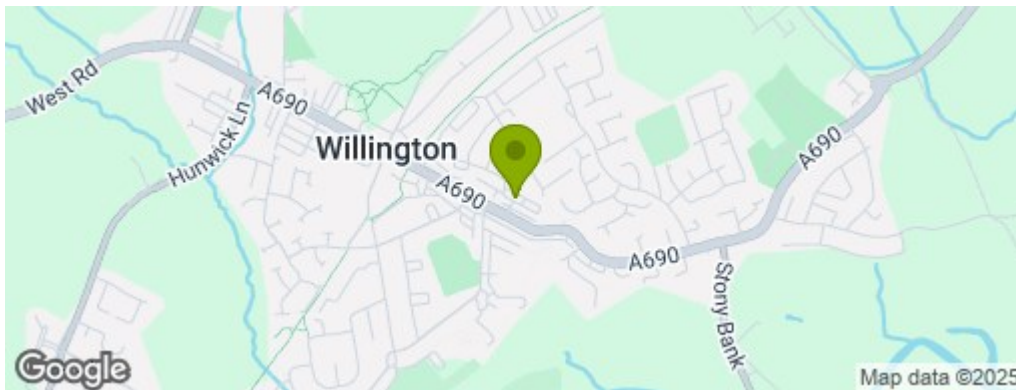
Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.  
Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

#### 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.



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other feature are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, contents and appliances shown here are not listed and no guarantee as to their operability or efficiency can be given. Made with Metagen 02025



## Property Information

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