



## Railway Terrace

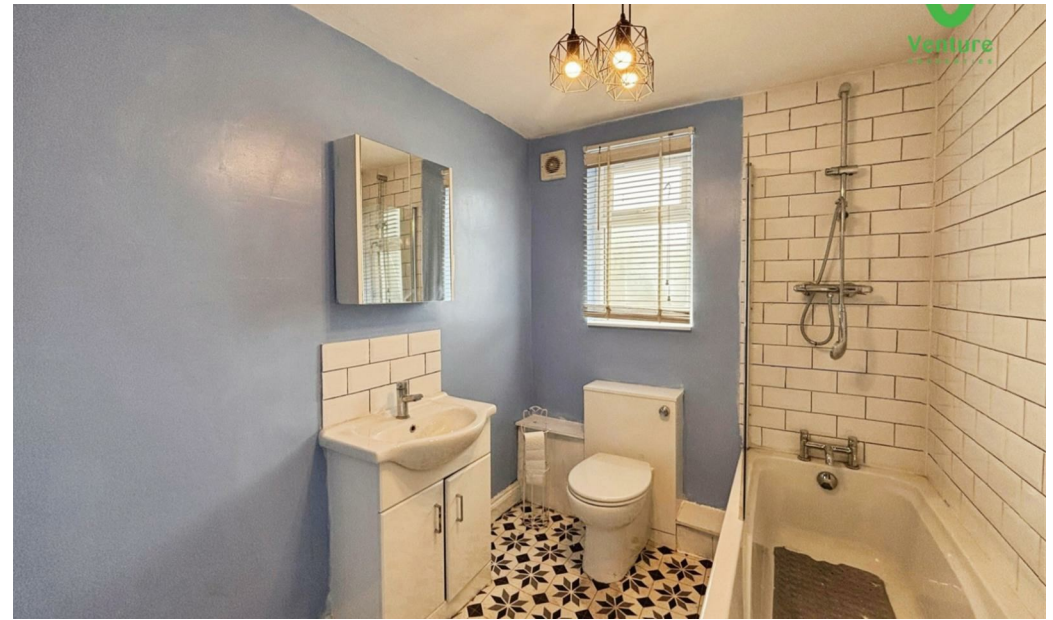
Willington DL15 0EL

Chain Free £110,000





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# Railway Terrace

Willington DL15 0EL



- Three Bedroom Terraced Home
- EPC Grade C
- Gas Central Heating

- CHAIN FREE
- Spacious Lounge With Patio Doors
- First Floor Bathroom

- Lengthy Front Garden
- Rear Enclosed Yard
- Viewing Via Venture Call Today

This delightful terraced house offers a perfect blend of comfort and convenience. Spanning an impressive 861 square feet, the property boasts two inviting reception rooms, ideal for both relaxation and entertaining guests.

The home features three well-proportioned bedrooms, providing ample space for families or those seeking a home office. The single bathroom is thoughtfully designed, catering to the needs of modern living.

Externally to the rear is a good sized enclosed yard with outside water tap. to the front is a lengthy front garden with decking area.

With its prime location, residents will enjoy easy access to local amenities, schools, and transport links, making it an excellent choice for both first-time buyers and those looking to settle in a friendly community. This property presents a wonderful opportunity to create a warm and welcoming home in a sought-after area. Don't miss the chance to view this charming residence and envision the possibilities it holds.

## GROUND FLOOR

### Kitchen

17'10" x 7'3" (5.455 x 2.216)

Fitted with a range of white wall and base units having contrasting work surfaces over, stainless steel sink unit with mixer tap, integrated double oven and separate electric hob. wall mounted gas boiler, plumbing for washing machine, tiled flooring, central heating radiator and upvc double glazed window and door to rear.

### Lounge

17'8" x 15'9" (5.410 x 4.812)

With feature inglenook fireplace housing log burning stove, patio doors to front garden, central heating radiator and stairs rising to first floor

### FIRST FLOOR

### Landing

connecting the three bedrooms

### Bedroom One

9'11" x 7'5" (3.034 x 2.282)

Having central heating radiator and upvc double glazed window to front.

### Bedroom Two

12'8" x 9'8" (3.861 x 2.971)

Having feature fireplace, central heating radiator and upvc double glazed window to front.

### Bedroom Three

8'0" x 7'10" (2.461 x 2.404)

With central heating radiator and upvc double glazed window to rear

### Bathroom/WC

Fitted with a panelled bath having mains shower and screen over, wc, wash hand basin set to vanity unit and chrome heated towel rail.

### Externally

Externally to the rear is a good sized enclosed yard with outside water tap. to the front is a lengthy front garden with decking area.

### Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/9042-3921-7209-4482-9200>

EPC Grade C

### Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available download speed 1800 Mbps Highest available upload speed 220 Mbps

Mobile Signal/coverage: We would recommend speaking to your provider to discuss this further.

Council Tax: Durham County Council, Band: C. Annual price: £1,711.73 (Maximum 2025)

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 the rivers and sea

### Disclaimer

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While every attempt has been made to ensure the accuracy of the description contained herein, measurements of floor, wall, ceiling, 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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