



Venture
PROPERTIES

Hall Lane Estate

Crook DL15 0QG

£120,000

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Venture
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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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Hall Lane Estate

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- Three Bedroom Semi Detached Home
- EPC Grade D
- Lovely Family Home

- Lounge & Dining Room
- First Floor Wet Room
- Close To Local Schools

- Kitchen & Utility Room
- Long Rear Garden
- Call Venture To View Today !!!

Situated on Hall Lane Estate in Willington, this delightful semi-detached house presents an excellent opportunity for families seeking a comfortable and spacious home. Boasting three well-proportioned bedrooms, this property is designed to accommodate the needs of modern family life.

Upon entering, you will find two inviting reception rooms that offer ample space for relaxation and entertaining. The layout is both practical and welcoming, making it easy to create cherished memories with loved ones. The kitchen is conveniently located, providing a functional area for meal preparation and family gatherings.

The property features a good-sized rear garden, perfect for outdoor activities, gardening, or simply enjoying the fresh air. This outdoor space is an ideal setting for children to play or for hosting summer barbecues with friends and family.

The location is particularly advantageous, being in close proximity to a local secondary and Primary schools, making the morning school run a simple task.

This semi-detached home is not just a house; it is a place where families can thrive and create lasting memories. With its generous living spaces, outdoor area, and convenient location, it truly represents an ideal family home. Do not miss the chance to make this lovely property your own.

GROUND FLOOR

Entrance Hallway

Via upvc double glazed door, laminate flooring and central heating radiator.

Ground Floor Cloaks WC

Wc, wash hand basin.

Lounge

14'1" x 12'5" (4.305 x 3.801)

Having sliding patio doors to front, feature fireplace and storage cupboard.

Dining Room

11'9" x 8'10" (3.606 x 2.693)

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

FIRST FLOOR

Landing

Bedroom One

12'3" x 11'4" (3.757 x 3.459)

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

Bedroom Two

11'0" x 10'5" (3.360 x 3.194)

With storage cupboard, central heating radiator and upvc double glazed window to front.

Bedroom Three

9'7" x 8'7" (2.926 x 2.629)

With central heating radiator and upvc double glazed window to rear.

Wet Room/Shower Room/WC

Having walk in shower with rain shower over, w/c, wash hand basin and chrome heated towel rail.

Externally

To the rear is a good sized long garden laid to lawn with planted hedges and bushes with patio area.

To the front is a gravelled area which the current owners use for parking

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/7827-5132-0002-0626-0302>

EPC Grade D

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Available Highest available download speed 10000 Mbps

Highest available upload speed 10000 Mbps

Mobile Signal/coverage: We recommend you contact your service provider for more information

Council Tax: Durham County Council, Band: A Annual price: £1,667.82 (Maximum 2026)

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 and very low risk of flooding from the rivers and 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.

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

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