Burn Place

Willington DL15 0DP

Chain Free £75,000

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.

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Burn Place

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x 2 x 1 x 1

- Smart Two Bedroom Mid Terrace
- EPC Grade D
- Rear Enclosed Yard
- CHAIN FREE
- Walk In Wet Room
- Lengthy Garden To Front
- Modern Fitted Kitchen
- Spacious Lounge

Located in the heart of popular Willington, this smart two bedroom mid-terraced home offers an excellent opportunity for anyone seeking a well-presented, chain free property. The house sits within a well-established residential area, known for its friendly community atmosphere and excellent local amenities.

Step inside to find a spacious lounge, perfect for relaxing or entertaining. The modern fitted kitchen and breakfast room provide a stylish and practical space for cooking and dining, finished to a high standard to suit contemporary lifestyles. Upstairs, two generously sized bedrooms await, each offering ample storage and plenty of natural light. The modern wet room delivers a fresh and functional touch, making daily routines a pleasure.

Externally, the property boasts an enclosed rear yard – an ideal spot for summer barbecues or a morning coffee – as well as a block paved front garden with double gates, offering both security and potential for off-road parking.

Willington itself is a thriving community, conveniently positioned with excellent transport links to Durham and Newcastle. The property is close to local schools, shops, and popular cafes. For those who enjoy the outdoors, there are attractive walking and cycling routes along the nearby River Wear, while the area also benefits from nearby parks and leisure facilities.

This excellent home is ready for its next owners to move in and make it their own. Arrange your viewing today to experience all it has to offer first-hand.

GROUND FLOOR

Entrance Hallway
Via upvc double glazed door, central heating radiator and stairs to first floor.

Lounge
17'5" x 14'7" (5.334 x 4.466)
Having laminate flooring, central heating radiator and uPVC double glazed window to front.

Kitchen/Breakfast Room
16'8" x 7'8" (5.093 x 2.362)
Fitted with a Country style fitted kitchen with wall and base units having contrasting work surfaces over, stainless steel sink unit with mixer tap, slot for free standing gas oven, plumbing for washing machine, space for fridge freezer and breakfast table, central heating radiator and two upvc double glazed windows to rear.

FIRST FLOOR

Landing

Bedroom One
14'5" x 11'9" (4.419 x 3.587)
With over stairs cupboard, central heating radiator and double fitted wardrobe.

Bedroom Two
9'7" x 8'1" (2.940 x 2.473)
With central heating radiator and uPVC double glazed window to rear.

Wet Shower Room/ WC
Having a walk in wet room shower unit with aids. Wc, wash hand basin and black heated towel rail.

Externally
Externally to the rear is an enclosed yard. To front is a lengthy block paved garden area with gates at the end.

Energy Performance Certificate
https://find-energy-certificate.service.gov.uk/energy-certificate/8226-7722-2929-8274-0996

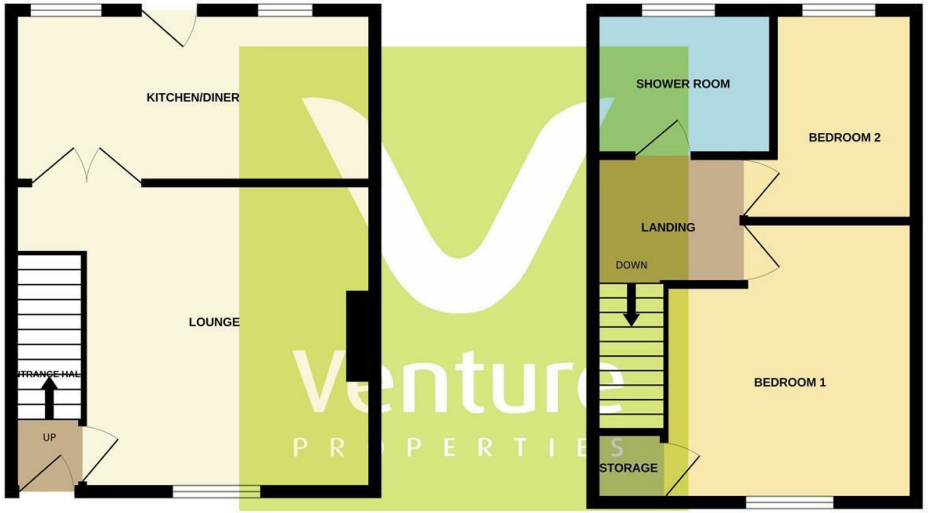
EPC Grade D expires 13th December 2026

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 would recommend speaking to your provider
Council Tax: Durham County Council, Band: A. Annual price: £1,711.73 (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 flooding from the 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.

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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