

Railway Terrace

Willington DL15 0EJ

Chain Free £65,000

Venture
PROPERTIES





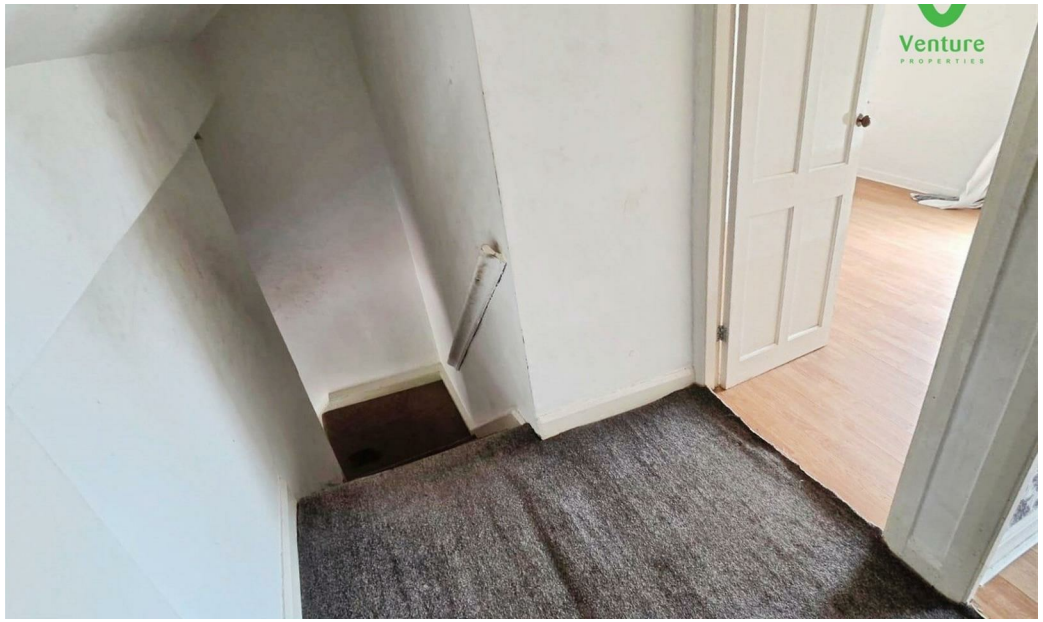




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- Two Bedroom Mid Terrace
- EPC Grade D
- Spacious Lounge
- Gas Central Heating
- Large Front Garden
- Garden Shed
- Double Glazing
- Fitted kitchen
- Rear Enclosed Yard

Nestled on one of Willington's most sought-after streets, this two-bedroom mid-terraced home represents a wonderful opportunity for buyers seeking a property to make their own. The residence boasts a welcoming lounge featuring sliding patio doors, providing direct access to an impressively long front garden, complete with a patio area and a well-kept lawn—perfect for outdoor relaxation or entertaining friends and family.

Inside, the accommodation offers a spacious ground floor layout, including a sizeable kitchen and a family bathroom. Upstairs, two generously proportioned bedrooms provide ample living space, making this property ideal for couples, small families, or those looking for a versatile second bedroom or home office.

The property is perfectly positioned in Willington, a popular village renowned for its friendly community spirit and array of practical amenities. Local shops, cafés, and traditional pubs are all within easy reach. Excellent transport links offer swift connections to neighbouring Durham and Bishop Auckland, while well-regarded primary and secondary schools sit nearby, making this home an attractive option for families. For those who love the outdoors, scenic walks along the River Wear are just a short stroll away, and the beautiful countryside of County Durham is on the doorstep.

Requiring modernisation and priced accordingly, this home presents a rare chance to create a bespoke living space in a prime location. Arrange a viewing today to explore the potential this property has to offer.

GROUND FLOOR

Kitchen
16'5" max x 11'10" (5.00 max x 3.61)
Having upvc entrance door and window, wall and base units, laminate work surfaces over, stainless steel sink unit with mixer tap, wall mounted gas boiler, stairs to first floor, understairs cupboard, ceramic tiled floor, tiled splashbacks

Ground Floor Bathroom/ WC
Panelled bath, wc, pedestal wash hand basin, central heating radiator, laminate panelled walls and UPVC double glazed window.

Lounge
17'11" x 15'8" (5.46 x 4.78)
With upvc double glazed sliding patio doors opening onto garden, fire surround with marble effect inset and hearth housing electric fire, two arched alcoves, tv point, telephone point, dado rail, coving to ceiling, UPVC double glazed window.

FIRST FLOOR

Landing
Having large storage cupboard

Bedroom One
15'9" x 9'6" (4.80 x 2.90)
UPVC double glazed window to front, laminate wood flooring and central heating radiator.

Bedroom Two
13'3" x 7'10" (4.04 x 2.39)
UPVC double glazed window, laminate wood flooring and central heating radiator

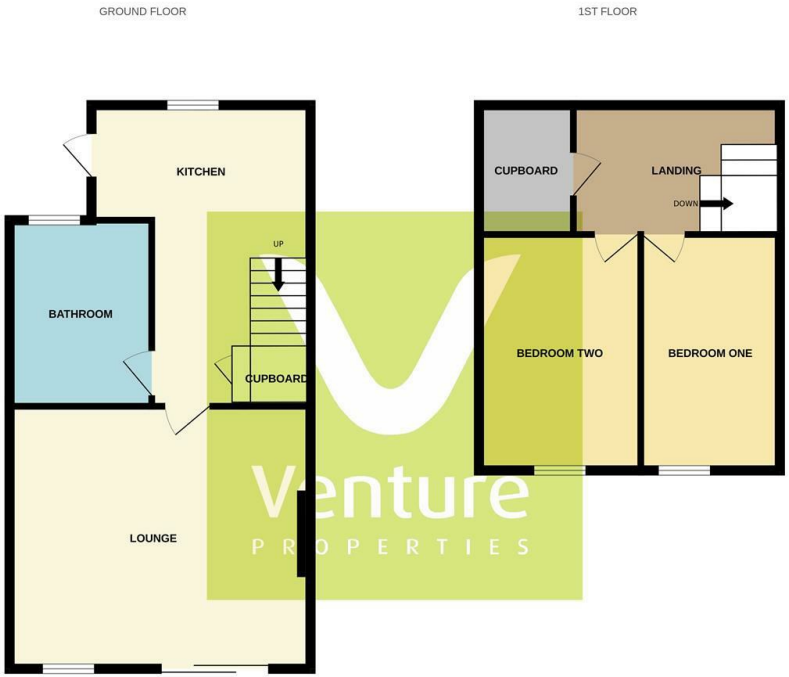
Exterior
To the front is a long garden with mature shrubs edging. There is a paved patio area with steps to lawn and a timber shed to the bottom boundary of the garden. To the rear is a yard.

Energy Performance Certificate
https://find-energy-certificate.service.gov.uk/energy-certificate/2130-2053-0150-9006-1121

EPC Grade D
expires 2035

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: 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 sea

Disclaimer
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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

01388 741174

5 South Street, Crook, DL15 8NE
crook@venturepropertiesuk.com