

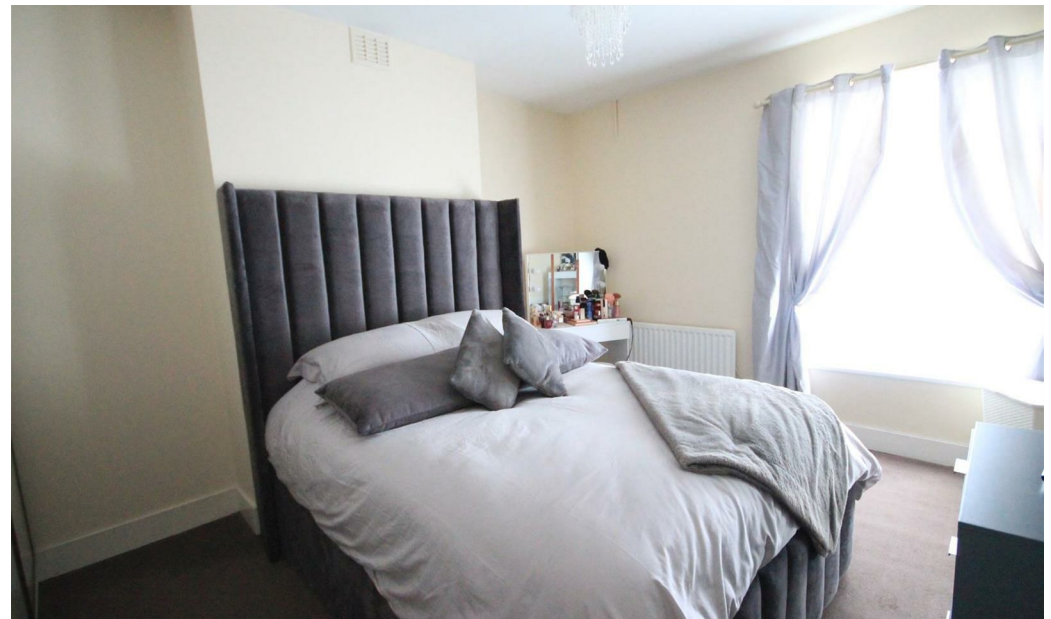


Clarence Terrace

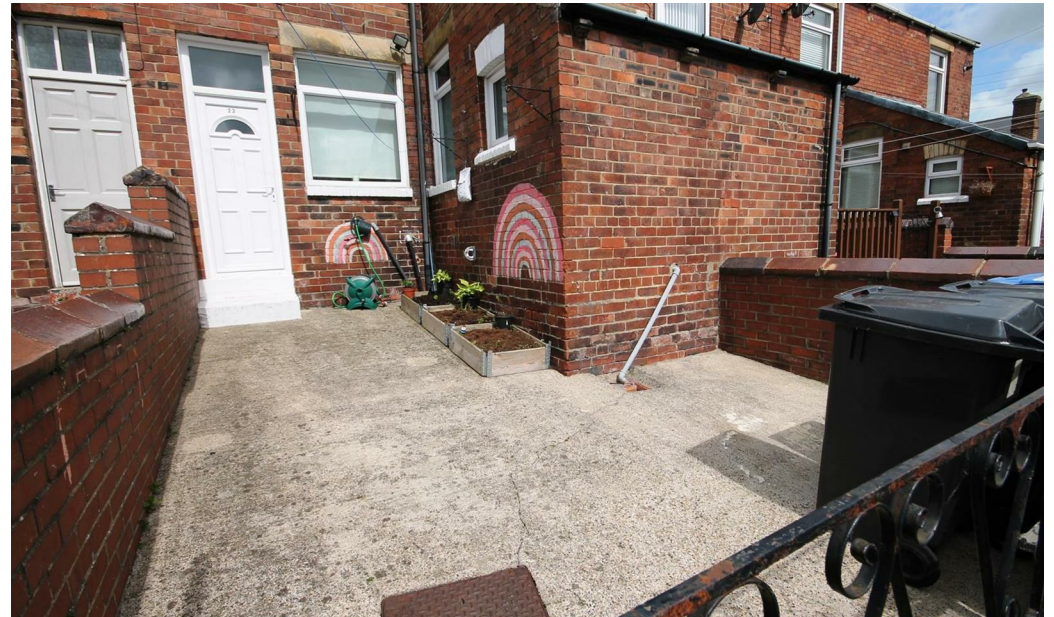
Willington DL15 0HS

Offers Over £80,000





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Clarence Terrace

Willington DL15 0HS



- CHAIN FREE
- EPC Grade C
- Gas Central Heating

- Three Bedroom Terraced
- Ground Floor Bathroom
- First Time buyer or Family Home

- Lounge and Dining Kitchen
- Well Presented
- Investment Opportunity

CHAIN FREE A lovely THREE BEDROOM terrace property located just off the Town Centre of Willington, which has a range of amenities on your doorstep as well as educational and recreational facilities close by. The property in brief comprises of entrance porch, LOUNGE, DINING KITCHEN and ground floor Bathroom. Whilst to the first floor there are THREE BEDROOMS and externally an enclosed yard.

Ground Floor

Entrance Porch

Accessed via a UPVC entrance door, cloaks hanging space and a door into the lounge.

Lounge

12'10" x 14'08" (3.91m x 4.47m)

Located to the front elevation of the property having a wood burning stove set in inglenook with wooden mantle over, central heating radiator and UPVC window. A double opening leads into the dining kitchen.

Dining Kitchen

11'00" x 14'07" (3.35m x 4.45m)

Fitted with a range of base and some wall units,

laminated work surfaces over and tiled splash backs, electric oven and gas hob with extractor over and ample space and plumbing for further free standing appliances as required. One and half bowl stainless steel sink unit with UPVC window above, access to an under stair storage cupboard and central heating radiator.

Bathroom

Located to the rear elevation of the property having bath with shower over, WC and wash hand basin set on a vanity storage cabinet.

Rear Entrance

Accessed via a UPVC entrance door, stairs rise to the first floor and a door into the dining kitchen.

First Floor

Landing

Stairs rise from the rear entrance, access to the loft and first floor living accommodation.

Bedroom One

11'01" x 15'04" (3.38m x 4.67m)

Located to the rear elevation of the property having UPVC window, central heating radiator and fitted wardrobes.

Bedroom Two

8'09" x 13'04" (2.67m x 4.06m)

Located to the front elevation of the property having UPVC window and central heating radiator.

Bedroom Three

5'04" x 9'04" (1.63m x 2.84m)

Also located to the front elevation of the property having UPVC window and central heating radiator.

Exterior

To the rear of the property is an enclosed yard area.

Energy Performance Certificate

To view the full energy performance certificate for this property please use the link below:

<https://find-energy-certificate.service.gov.uk/energy-certificate/9698-3924-7260-0522-2934>

EPC Grade C



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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