



**Lydia Street**  
Willington DL15 0AE  
**Chain Free £65,000**





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# Lydia Street

Willington DL15 0AE



x 2



x 1



x 2

- CHAIN FREE
- EPC Grade D
- UPVC Double Glazed

- Two Bedrooms
- Renovated
- Neutral Decor

- Ground Floor Bathroom
- Gas Central Heating
- Enclosed garden

Welcome to this charming property located on Lydia Street. This delightful house boasts two cosy bedrooms, perfect for a small family or those looking for a spare room or home office.

As you step inside, you'll be greeted by a warm and inviting atmosphere with neutral décor throughout, allowing you to easily add your personal touch and make it your own. The property features not just one, but two reception rooms, providing ample space for entertaining guests or creating separate living areas to suit your lifestyle.

One of the highlights of this lovely home is the ground floor bathroom, offering convenience and practicality. Additionally, the enclosed garden provides a private outdoor space where you can relax, unwind, and enjoy some fresh air without having to leave the comfort of your home.

Don't miss out on the opportunity to make this house your own and create lasting memories in this wonderful property. Contact us today to arrange a viewing and take the first step towards owning your dream home on Lydia Street.

## Entrance

Accessed via a UPVC entrance door, cloaks hanging space if required a door leads into the lounge

## Lounge

15'11" x 13'2" (4.858 x 4.032)

Having feature wall panelling to one wall, wall mounted electric fire, central heating radiator, UPVC window and double opening into the dining room.

## Dining Room

12'10" x 11'10" (3.916 x 3.612)

Having window looking into the kitchen, wall mounted electric fire, central heating radiator and access to a useful under stair cupboard.

## Inner Hallway

Stairs rise to the first floor and opening into the kitchen.

## Kitchen

9'7" x 9'5" (2.945 x 2.875)

fitted with cream base and wall units with laminate work surfaces over, sink and UPVC window above. Integrated electric oven and hob, central heating radiator and UPVC door to the rear. Space and plumbing for free standing appliances as required.

## Bathroom

Fitted with a three piece suite comprising bath with electric shower over and glass screen, WC and wash basin with vanity below, chrome heated towel rail, wall cladding, ceiling spot lighting and UPVC window.

## Landing

Stairs rise from the inner hallway and provide access to the first floor accommodation and the loft.

## Bedroom One

13'3" x 16'3" max (4.046 x 4.957 max)

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

## Bedroom Two

9'7" x 11'10" (2.940 x 3.612)

Located to the rear elevation of the property having UPVC window and central heating radiator. Fitted three door wardrobes one of which house the gas central heating boiler.

The gas combination boiler has been installed in June 2024.

## Exterior

To the side of the property is a passageway which allows access to the rear garden. Mainly laid to lawn bounded by fencing.

## Agents Note

Please note this property is subject to a flying freehold. More information can be obtained from your legal representative.

## 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/9244-3012-2209-0492-5204?print=true>

EPC Grade D

## Additional General Information

Tenure: Freehold

Gas and Electricity: Mains (smart meter)

Sewerage and water: Mains

Broadband: Ultrafast Available Highest available download speed 1000 Mbps

Highest available upload speed 220 Mbps

Mobile Signal/coverage: Limited, we recommend you contact your provider to confirm coverage

Council Tax: Durham County Council, Band: A Annual price: £1621 (Maximum 2024)

This property has been vacant for a number of months, additional council tax charges may be payable upon completion.

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: Medium risk of surface water flooding. Very low risk of flooding from rivers and the sea

## Disclaimer

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## Property Information

Durham County Council - Council Tax Band A  
Tenure - Freehold

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