

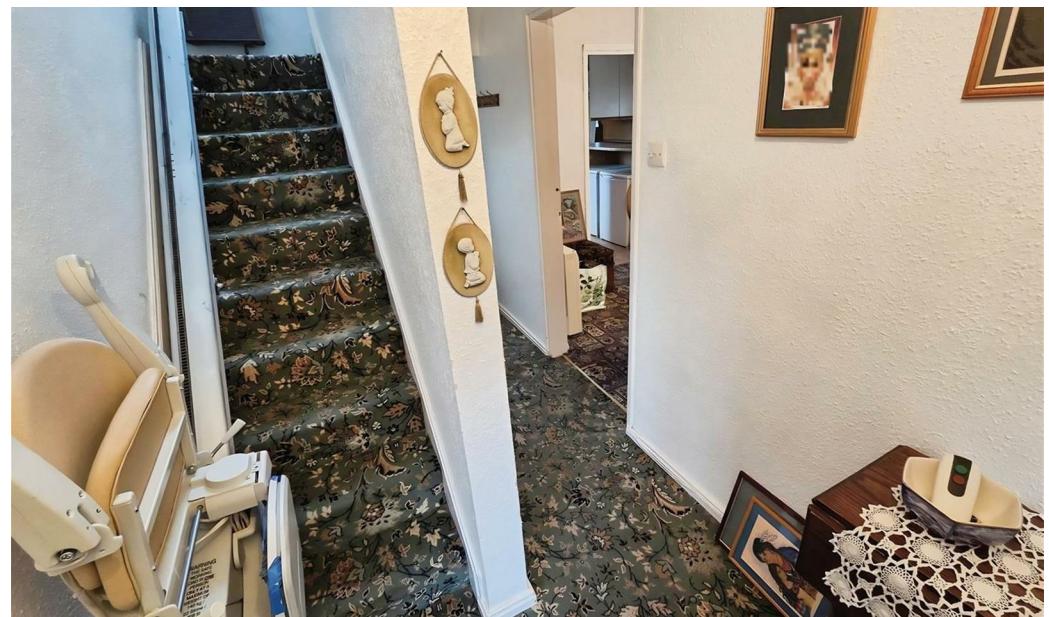


Carville Estate

Willington DL15 0HH

Chain Free £145,000





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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Carville Estate

Willington DL15 0HH



- Three Bedroom Semi Detached Home
- EPC Grade E
- Ground Floor WC

- CHAIN FREE
- Good Sized rear Garden
- First Floor Bathroom

- Former Police House
- Overlooking The Fields To Rear
- Night Storage heaters

We believe to have been formerly serving as the local police house, this substantial semi-detached home in Willington, County Durham presents a rare opportunity for buyers seeking generous outdoor space and endless potential. Situated on a superb plot, the property boasts well-kept gardens to both the front and rear, providing a tranquil setting with lovely open views across the fields beyond.

Inside, the house offers a flexible layout ideally suited to family living. There are two inviting reception rooms, a spacious kitchen, and the added convenience of a ground floor cloakroom with WC. Upstairs, three good-sized bedrooms ensure plenty of accommodation, assisted by a well-proportioned family bathroom. While the property would benefit from some updating, it offers an excellent chance to personalise and create a truly special home.

The setting is equally appealing. Located at the top end of Willington, residents will enjoy proximity to the town's many amenities: a traditional high street lined with useful shops, doctors' surgery, a chemist, and public houses. Local parks and picturesque walks are just moments away, perfect for active families and those who love the outdoors. Excellent road links also provide easy access to Durham City and the surrounding region.

Offered chain-free, this is an ideal choice for buyers looking for space and potential in a convenient, yet peaceful village location. Viewings are highly recommended to fully appreciate everything this unique home has to offer—get in touch today to arrange your visit.

Ground Floor

Entrance Vestibule

Via upvc door.

Entrance Hallway

Having stairs to first floor and window to rear, under stairs storage cupboard.

Dining Room

9'11" x 11'5" (3.047 x 3.498)

Having wall mounted gas fire, night storage heater, upvc double glazed window to front.

Lounge

15'11" x 11'0" (4.874 x 3.357)

Having night storage heater, and upvc double glazed windows to both front and rear.

Kitchen

13'3" x 7'9" (4.060 x 2.368)

Fitted with wall and base units with contrasting work surfaces over, stainless steel sink unit with mixer tap, plumbing for washing machine and, slot for oven, and 3 upvc double glazed windows.

Rear Lobby

Having storage cupboard housing boiler and upvc door giving access to the side elevation.

Ground Floor Cloaks WC

Fitted with a wc and window to side.

First Floor

Landing

Having upvc double glazed window to rear.

Bedroom One

15'11" x 10'0" (4.871 x 3.061)

With night storage heater and two upvc double glazed windows to front.

Bedroom Two

10'9" x 7'0" (3.286 x 2.153)

Having storage cupboard, night storage heater and uPVC double glazed window to front.

Bedroom Three

11'8" x 6'11" (3.570 x 2.123)

Having night storage heater and uPVC double glazed window to rear.

Bathroom/WC

Fitted with a panelled bath, wc, wash hand basin and upvc double glazed window.

Externally

Externally the property sits on an excellent plot with neat maintained gardens laid to lawn both front and rear, there is also a brick built outhouse.

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/5590-8660-0522-7593-3053?print=true>

Grade E

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Highest available download speed 1800 Mbps Highest available upload speed 220 Mbps

Mobile Signal/coverage: Good with EE, Vodafone, 3 and O2. However, we recommend you check with your phone provider

Council Tax: Durham County Council, Band: B Annual price: £ 1,945.79 (Maximum 2025)

Energy Performance Certificate Grade : E

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, very low risk of flooding from rivers and the sea

Disclaimer

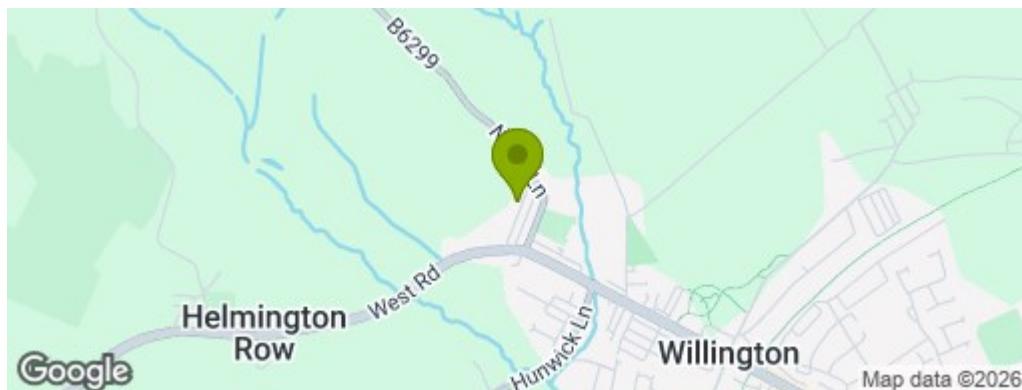
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GROUND FLOOR

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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