Boyne Street

Willington DL15 0EW

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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Boyne Street

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x 2 x 1 x 1

- Two Bedroom Terraced Home
- EPC Grade D
- Blossom Tree Lined Street
- CHAIN FREE
- First Floor Bathroom
- Ideal First Time Buy
- Lovely Fitted Kitchen
- Rear Enclosed Yard
- Call To Arrange Your Viewing Today !!!

Situated on Boyne Street in Willington, Crook, this delightful two-bedroom terraced house offers a perfect blend of comfort and modern living. The property spans an inviting 689 square feet and is situated on a picturesque tree-lined street adorned with beautiful blossoms, creating a serene environment for its residents.

Upon entering, you are welcomed into a cosy lounge that provides an ideal space for relaxation and entertaining. The modern kitchen is well-equipped, making it a joy for any home cook to prepare meals. The first floor features two spacious bedrooms, each offering ample natural light and a peaceful retreat at the end of the day. The bathroom is conveniently located, ensuring ease of access for all.

One of the standout features of this property is the rear enclosed yard, perfect for enjoying outdoor moments, whether it be a morning coffee or an evening gathering with friends. The home is offered chain free, making the buying process straightforward and hassle-free.

This lovely terraced home is an excellent opportunity for first-time buyers, small families, or those looking to downsize. With its appealing location and modern amenities, it is sure to attract interest. Do not miss the chance to make this charming property your new home.

GROUND FLOOR

Entrance Hallway
Via upvc double glazed door.

Lounge
15'10" x 15'1" (4.836 x 4.603)
Having laminate wood flooring, central heating radiator and upvc double glazed window to front and stairs to first floor.

Kitchen
16'2" x 6'10" (4.938 x 2.086)
Fitted with wall and base unit having laminate work surfaces over, plumbing for washing machine, one and a half sink unit, integrated electric oven and hob, under stairs storage cupboard and rear entrance door and upvc double glazed window.

FIRST FLOOR

Landing

Bedroom One
16'0" x 9'1" (4.880 x 2.789)
Having laminate flooring, central heating radiator and upvc double glazed window to front.

Bedroom Two
16'0" x 9'1" (4.880 x 2.789)
Having storage cupboard housing gas boiler, laminae wood flooring and upvc double glazed window.

Bathroom/WC
P shaped bath, white heated towel rail, wc, wash hand basin set to vanity.

Externally
Externally to the rear is a enclosed yard with outhouse.

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

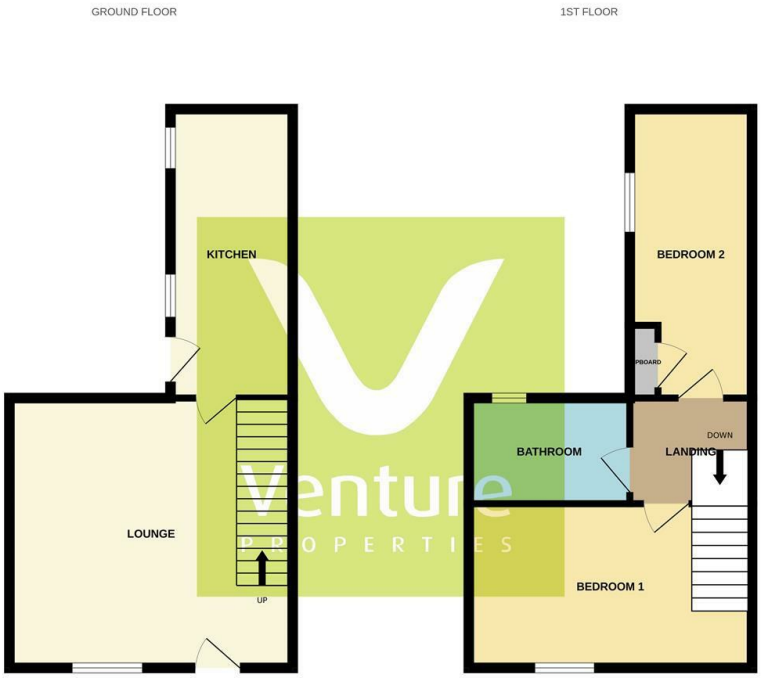
Disclaimer
The preceding details have been sourced from the seller, OntheMarket.com and other third parties. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Venture Properties (Crook) Limited cannot accept liability for any information provided.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

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/9988-1002-7235-5413-8900

EPC Grade D



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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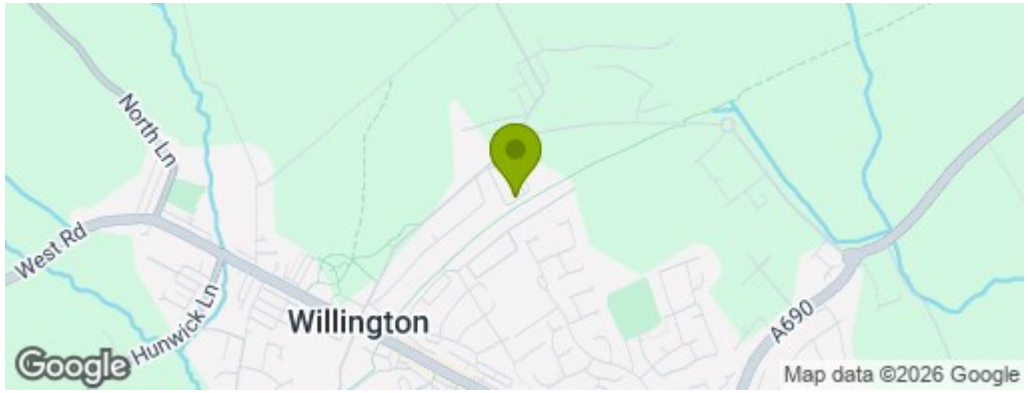

Property Information

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