



1 Dunelm Avenue, Willington, Crook, County Durham, DL15 0AW
Guide Price £80,000

**Vickers
& Barrass**
— Est. 1973 —
Land and Estate Agents

A fantastic opportunity to purchase a two bedroom semi detached property situated in the heart of Willington suiting a variety of purchasers

- Semi detached brick built property
 - Two double bedrooms
- Low maintenance front and rear garden
 - Driveway
- Energy Performance Rating D 68



www.vickersandbarrass.co.uk

LOCATION

Willington is a former colliery town and offers a range of amenities including schools, a post office, supermarket, pharmacy and several independent shops, public houses and takeaways. Bishop Auckland and Crook town centers are a short drive away offering a wider range of school, college and a larger mix of shopping, leisure and recreational facilities.

what3words ///tastings.pegs.dividers

DESCRIPTION

1 Dunelm Avenue is a beautifully presented property appealing to a number of purchasers with the property suiting first time buyers and investors.

Entering the property, a door opens from the entrance hallway to the ground floor living accommodation with the living room lying to the front of the property and the kitchen at the rear. The kitchen is fitted with gloss grey units, an integrated oven with extractor fan over, undercounter void for a

washing machine and a stainless steel sink unit has an outlook to the rear courtyard garden. The kitchen has a useful under stair cupboard providing additional storage space. A door opens from the kitchen providing access to the rear courtyard garden.

Returning to the entrance hallway, stairs rise to the first floor landing. There are two double bedrooms one with a useful storage cupboard. The bathroom lies to the rear and has a bath with shower over, WC and wash hand basin with heated towel rail.

Externally, the property has a low maintenance gravel front garden and driveway to the side for one vehicle. A side gate leads to the rear courtyard which is an enclosed private space with a paved patio area perfect for outdoor seating.

SERVICES

The property is served by mains water, drainage and electricity and has mains gas central heating.

COUNCIL TAX BAND

Durham County Council Tax Band A.

ENERGY PERFORMANCE CERTIFICATE

The property is EPC rating D 68.

MATERIAL INFORMATION

It is understood that the property has access to a good broadband connection and has good mobile phone signal in this area.

COSTS

Each party is to bear their own costs.

FURNISHINGS

All of the furniture within the property is available for purchase (at a separate agreed price) creating a set up investment property, or new home for first time buyers.

TENURE

We are informed by the current vendors that the property is held freehold.



MONEY LAUNDERING

Prospective buyers should be aware that in the event that they are successful they will be required to provide documents in relation to the current Money Laundering and Terrorist Financing Regulations. The extent of the required documentation will be confirmed to the purchaser (s) after acceptance of an offer.

METHOD OF SALE

The property is offered for sale as a whole by private treaty.

VIEWINGS

Please contact Vickers & Barrass Darlington office on 01325 728084 to arrange a viewing, which are strictly by appointment only.

LOCAL AUTHORITY

Durham County Council
www.durham.gov.uk
03000 26 0000

NOTES

Particulars prepared – November 2024
Photographs taken – November 2024

PARTICULAR NOTES

The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute, all or part of an offer or contract; all descriptions, dimensions, areas, references to condition and necessary consents for use and occupation and other details are given as a guide only and without responsibility. Any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to their accuracy.

No employee of Vickers & Barrass, Chartered Surveyors has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given by the Vendors or the Lessors of this property.

Any offer for this property will be taken as an admission by the intending purchaser that they have relied solely

upon their own personally verified information, inspection, and enquiries.

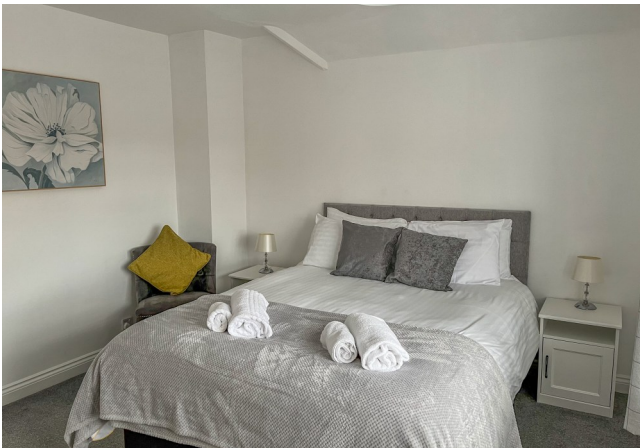
The photographs show only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.

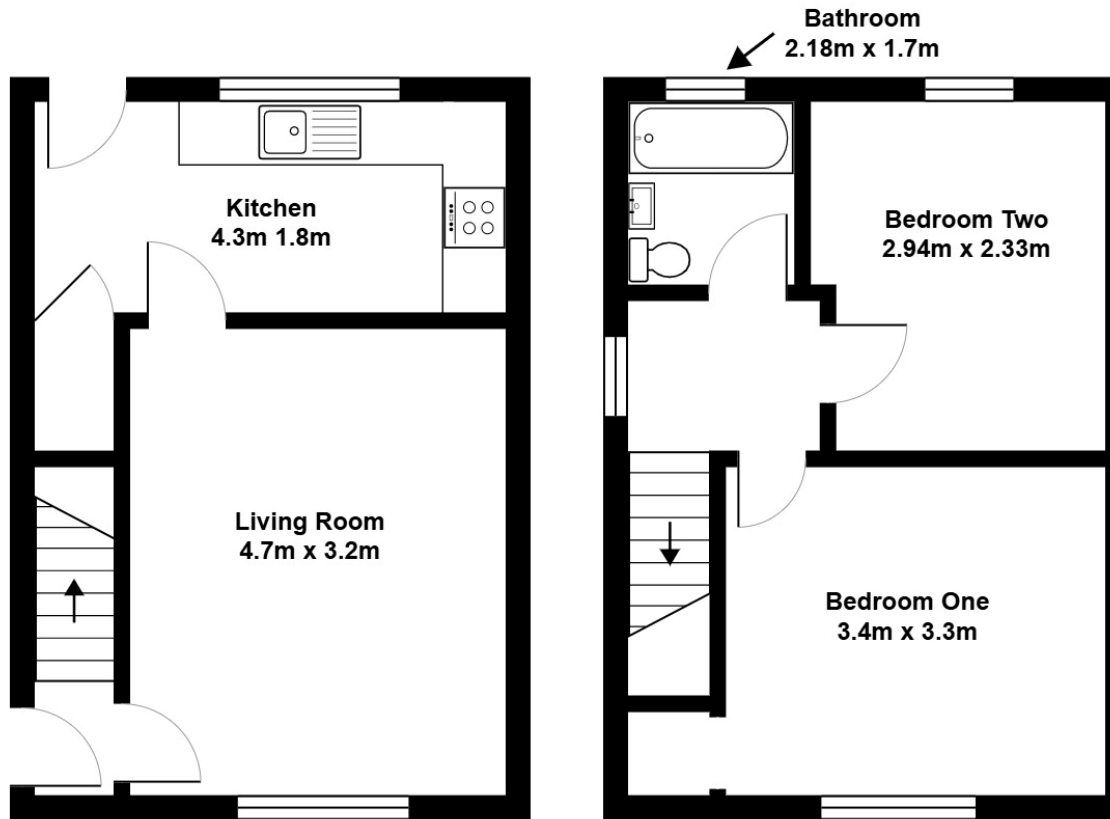
Where any reference is made to planning permissions or potential uses, such information is given by Vickers & Barrass, Chartered Surveyors in good faith. Prospective purchasers should make their own enquiries with the Local Planning authority into such matters.

The Vendors reserve the right to amalgamate, withdraw and to generally amend the particulars or method of sale.

The property is sold subject to reserve(s). Vickers & Barrass, Chartered Surveyors reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

The particulars have been prepared in accordance with the Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.





All measurements are approximate and for display purposes only

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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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