


# Victoria Street

Willington DL15 0EP

£600 Per Calendar Month

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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# Victoria Street

## Willington DL15 0EP




- Good Transport Links
- EPC Grade C
- Quiet Area
- Close To Local Amenities
- Kitchen With Utility Room
- Large Spacious Garden With Seating Area
- Large Driveway
- Parking Available For Two Cars
- Bath and Shower

Located in Victoria Street, Willington, this delightful end-terrace house offers a perfect blend of comfort and convenience. Spanning an inviting 753 square feet, the property features a well-proportioned reception room that serves as an ideal space for relaxation or entertaining guests.

The house boasts two spacious bedrooms, providing ample room for rest and personal space. The bathroom is thoughtfully designed, ensuring functionality and comfort for daily routines.

This property is perfectly suited for those seeking a rental home in a friendly neighbourhood, with local amenities and transport links just a stone's throw away. Whether you are a young professional, a couple, or a small family, this charming residence on Victoria Street presents an excellent opportunity to enjoy a comfortable lifestyle in Willington. Don't miss the chance to make this lovely house your new home.

### Ground Floor

### Lounge
14'09 x 14'07 (4.50m x 4.45m)
Accessed via a UPVC double glazed front entrance door, UPVC double glazed window to the front elevation, double central heating radiator and open plan staircase to the first floor

### Kitchen
11'11 x 6'07 (3.63m x 2.01m)
Fitted with a range of wall and base units, laminated working surfaces over, inset one and a half bowl sink, tiled splash backs, UPVC double glazed window, integral appliances including gas hob, electric oven, central heating radiator and breakfast bar

### Rear Entrance
With a base unit, laminated working surfaces over, UPVC double glazed window and rear door

### Utility Room
With laminated working surface, plumbing and space for washing machine and UPVC double glazed window

### First Floor

### Landing

### Bedroom One
14'08 max x 9'11 (4.47m max x 3.02m)
UPVC double glazed window to the front elevation, central heating radiator and loft access

### Bedroom Two
16'05 x 7'01 (5.00m x 2.16m)
UPVC double glazed window, central heating radiator, storage cupboard housing wall mounted gas boiler

### Bathroom/wc
With a fitted suite including panelled bath, wc, pedestal wash hand basin, central heating radiator, tiled splash backs, opaque UPVC double glazed window and spot lighting

### Exterior
To the rear of the property there is an enclosed yard with attached outhouse. Whilst to the front of the property there is a gravel drive way and a large garden in three sections consisting of decking and artificial lawn.

### Energy Performance Certificate
https://find-energy-certificate.service.gov.uk/energy-certificate/9556-3967-6200-5766-4204

### Holding Deposit/ Tenant Information
All of our rental properties require a Holding Deposit equivalent to 1 week's rent. The Tenant is entitled for this Holding Deposit to be repaid within 15 calendar days of their application proceeding. However, in most cases we hope to repay this to the Tenant on the day you move in and this will be deducted from your first month's rent. This will need to be agreed with the Tenant during the application process.

You will lose your Holding Deposit if any of the following occurs:
1. You give us false or misleading information. For example, incorrect salary/income details or you fail to tell us about a CCJ.
2. You fail a Right to Rent check and are not eligible to reside in the UK.
3. You withdraw your application.
4. You drag your feet during the application process.

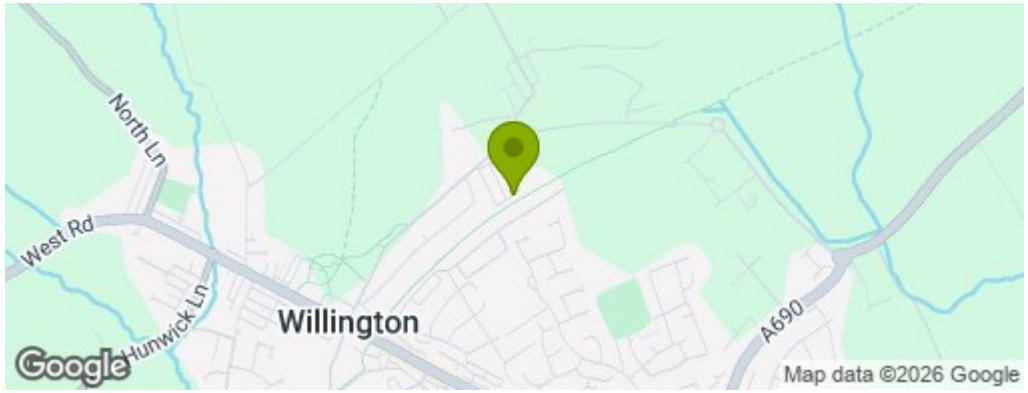
All of our rental properties will require a Security Deposit, payable on the day you move in, equivalent to 5 weeks' rent.

### Bond/ Deposit
The security deposit (bond) amount is equivalent to 5 weeks rent.

### General Information
Tenure: Freehold
Gas and Electricity: Mains
Sewerage and water: Mains
Broadband: Ultrafast Available Highest available download speed 1800 Mbps Highest available upload speed 220 Mbps
Mobile Signal/coverage: Limited
Council Tax: Durham County Council, Band: A
Energy Performance Certificate Grade C




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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