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35 Westmorland Place, Willington, DL15 0AR



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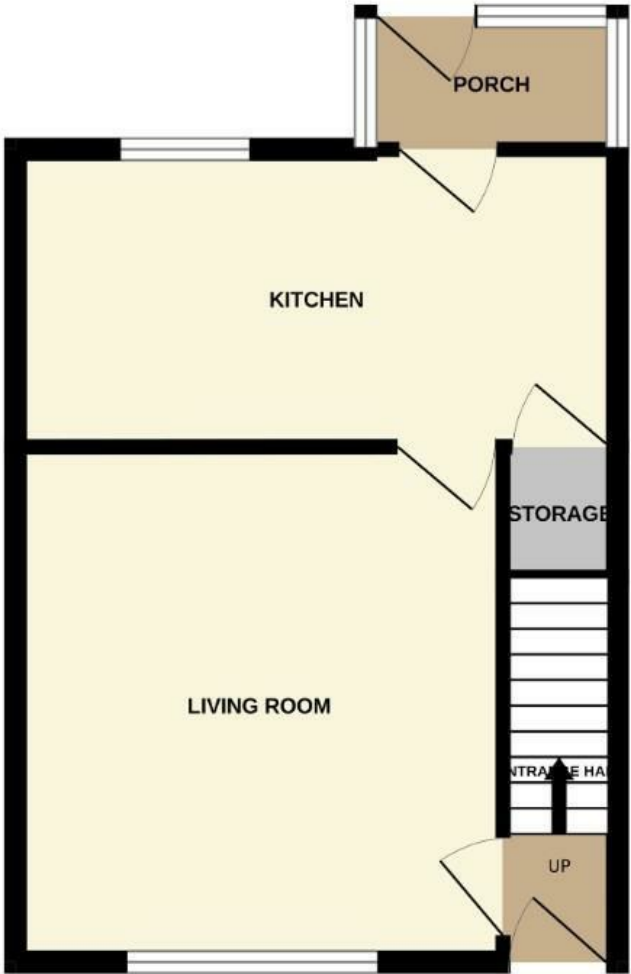
## £70,000

Two bedroomed semi detached property, located on Westmorland Place in Willington. It is offered for sale with no onward chain, and is situated just a short distance from the local amenities as well as having both primary and secondary schools in the town. The neighbouring towns of Crook and Bishop Auckland provide further amenities, as well as having an extensive public transport system to not only the surrounding towns and villages but to further afield places such as Durham, Darlington and Newcastle. For commuters, the A690 leads to the A1 (M) both North and South.

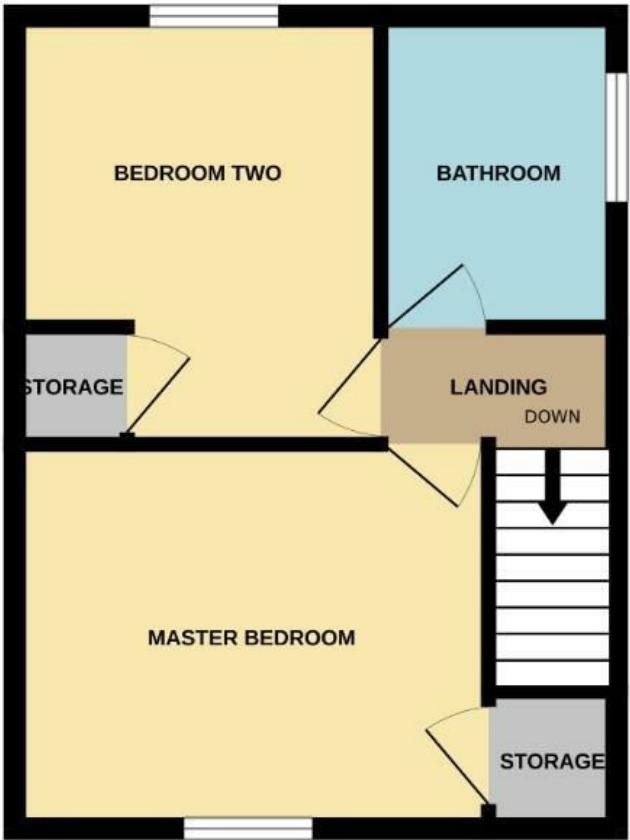
In brief the property comprises; an entrance hall leading through into the living room, kitchen and porch to the ground floor. The first floor contains the master bedroom, second double bedroom and family bathroom. Externally the property has on street parking and a gated yard to the front, capable of providing off street parking, with well established plants and shrubbery. To the rear, there is an enclosed garden with flower beds and perimeter borders hosting additional plants and shrubbery.

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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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

**Living Room**

13'1" x 12'5"

Spacious living room located to the front of the property, with ample space for furniture, fire with brick surround and window to the front elevation.

**Kitchen**

15'5" x 7'6"

The kitchen contains a range of wood effect wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drainers unit. Benefiting from an integrated oven, hob and overhead extractor hood along with space for further free standing appliances. There is also a fitting dining table with space for chairs and patio door leads into the porch.

**Master Bedroom**

12'1" x 9'10"

The master bedroom provides space for a king sized bed, further furniture and window to the front elevation.

**Bedroom Two**

12'5" x 9'2"

The second bedroom is another double bedroom with built in storage cupboard and window to the rear elevation.

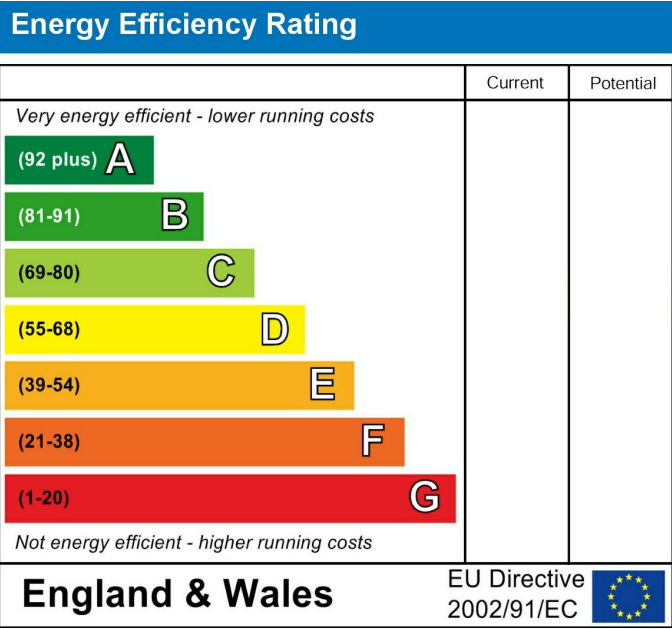
**Bathroom**

9'2" x 6'0"

The bathroom contains a double shower unit, wash hand basin, WC and frosted window to the side elevation.

**External**

Externally the property has on street parking and a gated yard to the front with well established plants and shrubbery. To the rear, there is an enclosed garden with flower beds and perimeter borders hosting additional plants and shrubbery.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.











