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3 Springfield Terrace, Willington, DL15 0HP

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Offers In Excess Of £80,000

Spacious three bedrooomed terraced property located on Springfield Terrace, Willington offered to the market for sale. With no onward chain, this property would be ideal for first time buyers and investors alike. The property 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 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 into the living room, dining room, kitchen and shower room to the ground floor. To the first floor, there is a master bedroom with ensuite and two further bedrooms. Externally, there is a low maintenance yard and single garage to the rear of the property. To the front of the property, there is a lawned garden with well established, trees, hedges and shrubbery.

Hunters Bishop Auckland 147-149 Newgate Street, Bishop Auckland, DL14 7EN | 01388 311582  
[bishopauckland@hunters.com](mailto:bishopauckland@hunters.com) | [www.hunters.com](http://www.hunters.com)

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 working order or efficiency can be given.  
Made with Metropix C2025

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) 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		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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England & Wales		England & Wales	

## Living Room

15'7" x 12'1"

Bright and spacious living room located to the front of the property with feature fire surround and bay window providing plenty of natural light. Sliding doors lead into the dining room.

## Dining Room

14'4" x 12'7"

Dining room located to the rear of the property with ample space for dining furniture and window overlooking the yard.

## Kitchen

14'9" x 7'0"

Kitchen fitted with a range of wall, base and drawer units, complementing work surfaces, sink/drainer unit and breakfast bar. Space is available for a free standing oven/hob unit, further appliances and patio door leading into the yard.

## Shower Room

Shower room located to the ground floor fitted with a corner shower tray, wash hand basin and WC.

## Master Bedroom

14'5" x 14'1"

Spacious master bedroom located to the rear of the property with space for a king sized bed, further furniture, storage cupboards and window to the rear elevation.

## Bedroom Two

13'1" x 9'10"

Second double bedroom located to the front of the property with space for a double bed, fire surround and window overlooking the front garden.

## Bedroom Three

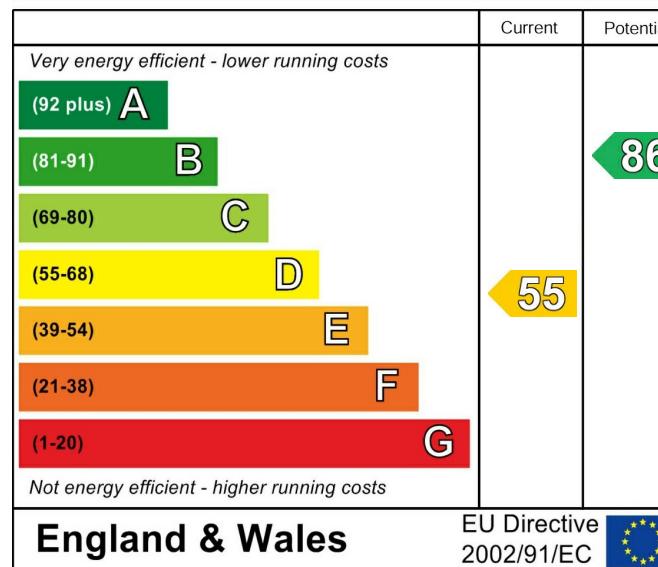
9'10" x 6'0"

The third bedroom is a good sized single room with window overlooking the front garden.

## External

Externally, there is a low maintenance yard and single garage to the rear of the property. To the front of the property, there is a lawned garden with well established, trees, hedges and shrubbery.

## Energy Efficiency Rating



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.

