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# Laburnum Gardens, Willington, Crook

Price £110,000



Three bed roomed family home located on Laburnum Gardens in Willington. Complete with gravelled driveway to the front and enclosed private garden to the rear. It benefits from being close to local facilities such as shops, cafés, restaurants and local primary and secondary schools. It is also only approximately 3.7 miles to Bishop Auckland and 7 miles to Durham City where there is a further variety of facilities and amenities available, these range from additional schools, supermarkets, recreational facilities and access to public transport links to Darlington, Durham and York.

In brief the property comprises; an entrance hall leading through into the living room/dining room, conservatory and kitchen to the ground floor. The first floor contains the master bedroom, two further bedrooms and family bathroom, as well as a pull down ladder leading to the attic room which has power points, lights and skylight to the rear elevation. Externally the property has a gravelled drive to the front providing off street parking, whilst to the rear there is a low maintenance paved garden with storage shed and gated access to the rear.

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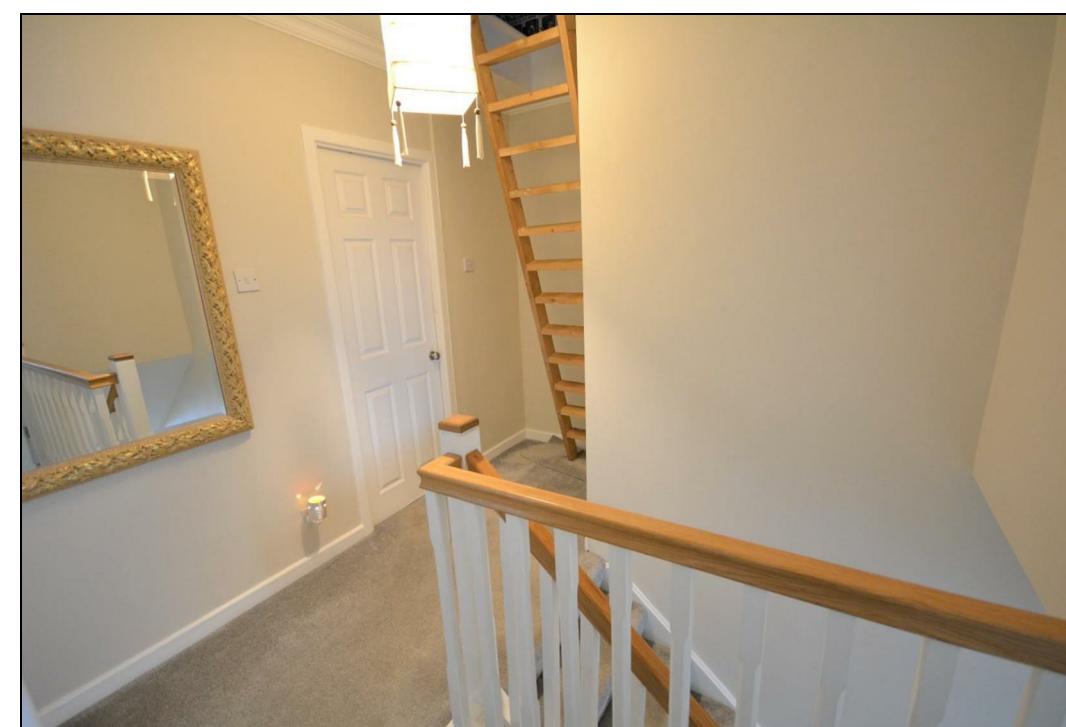
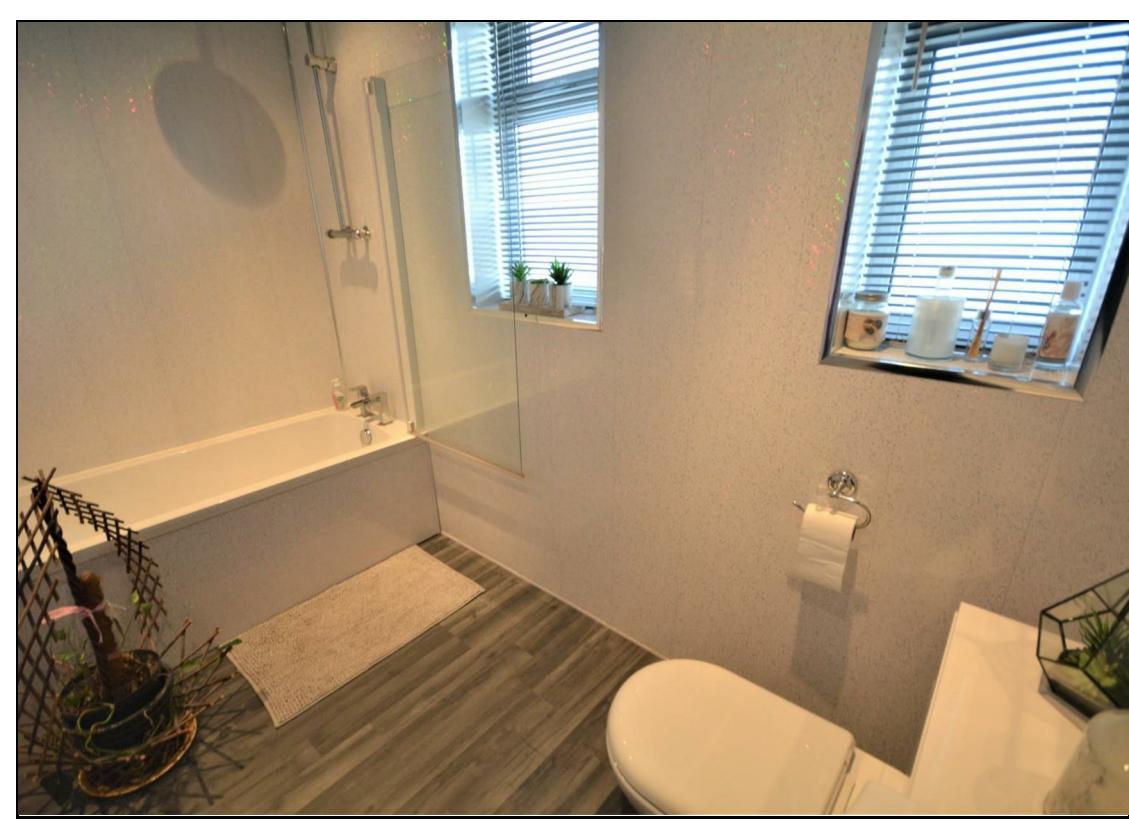


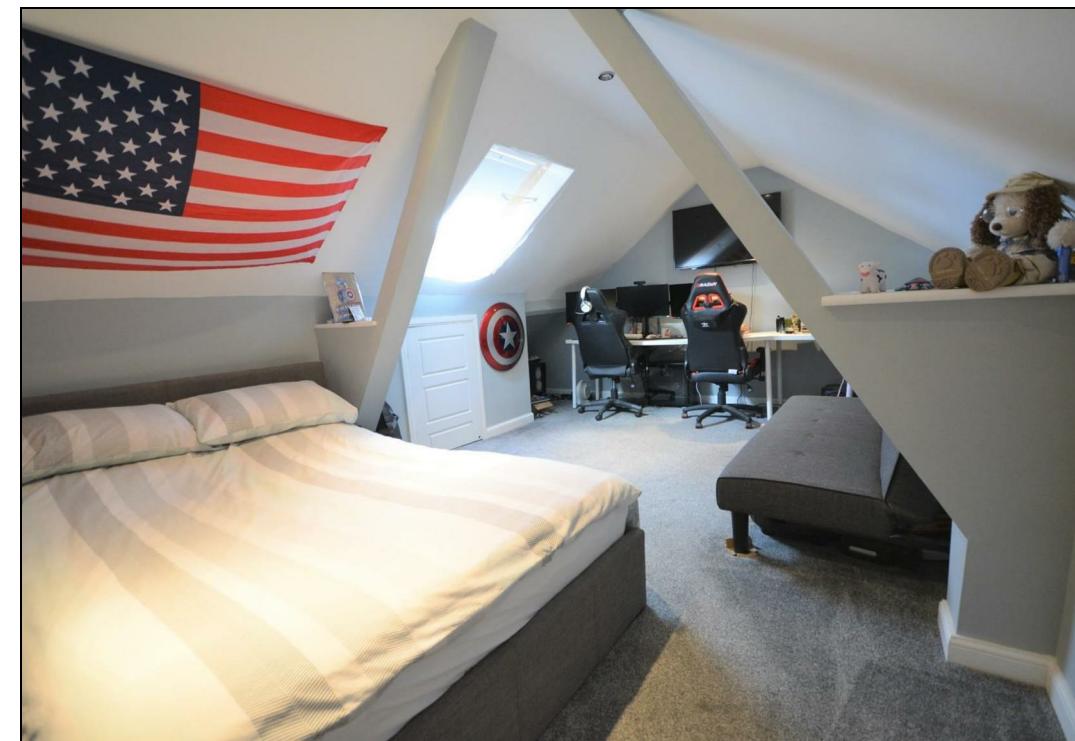
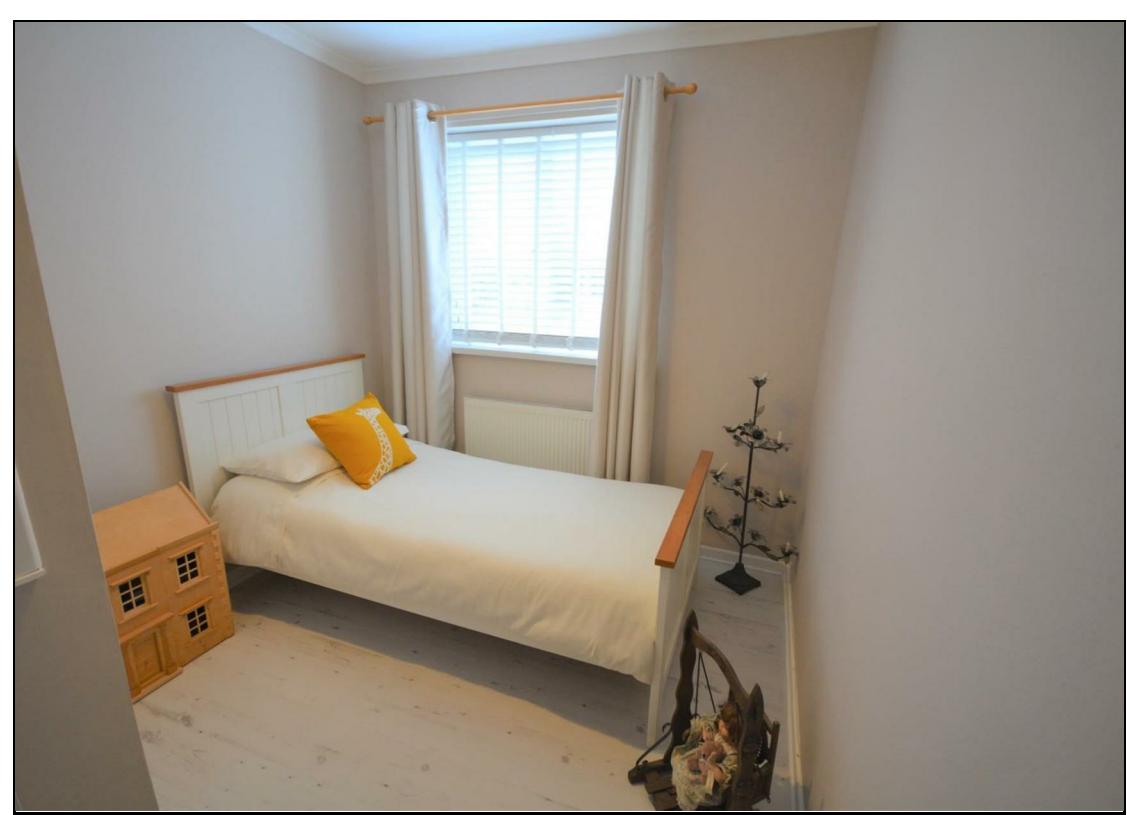
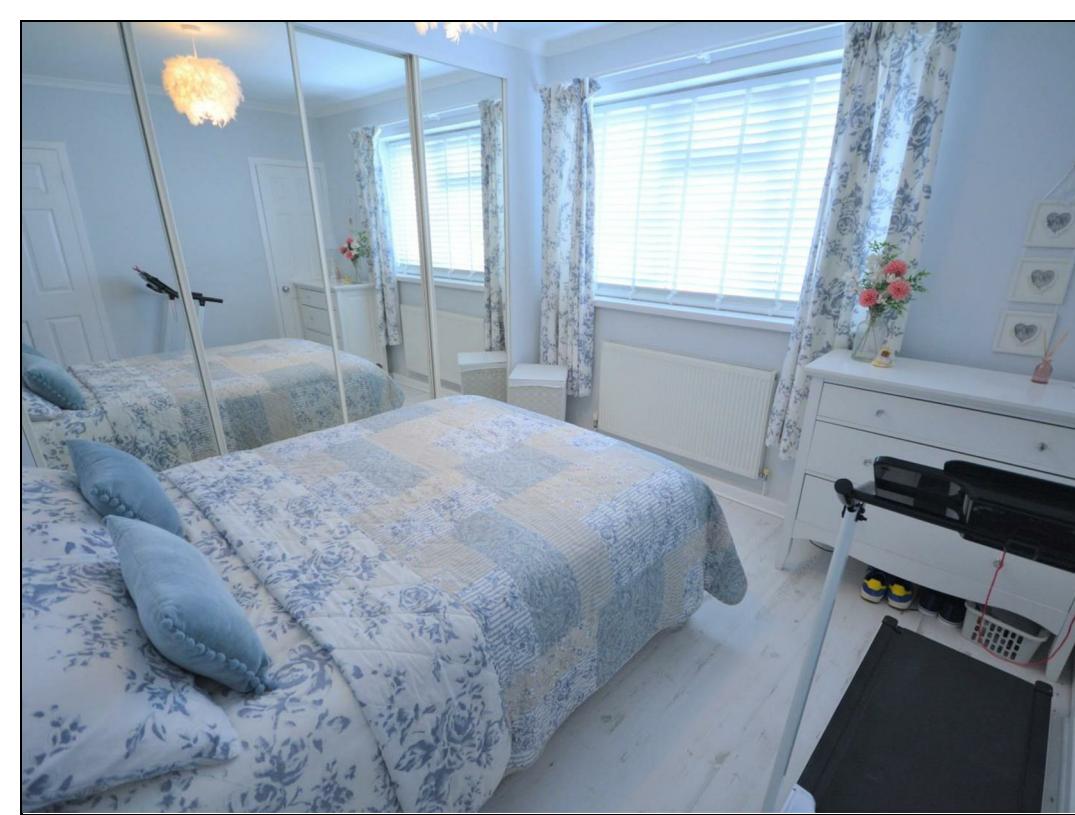
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## KEY FEATURES

- THREE BEDROOMS
- TERRACED
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- ENCLOSED GARDEN
- DRIVEWAY
- ATTIC ROOM
- EPC GRADE

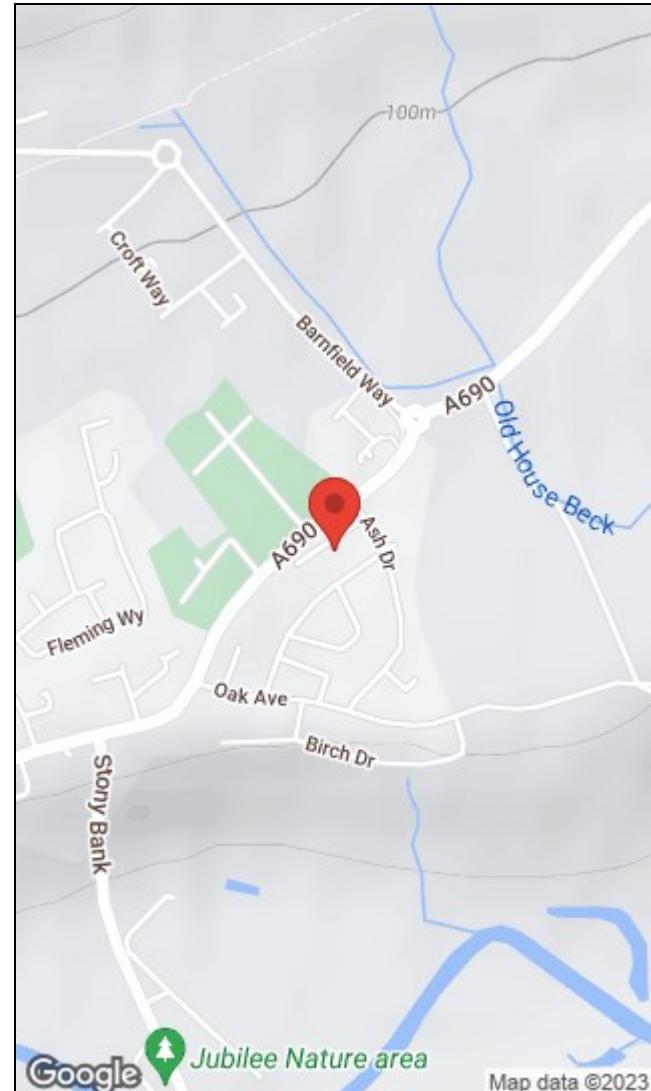








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation can therefore be given.  
Map info: Metres 52023



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			
England & Wales	EU Directive 2002/91/EC		
		92	
		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		
		70	

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