



**Ripon Drive, Willington, Crook, DL15 0QB**  
**Offers over £80,000**

Offered for sale with NO ONWARD CHAIN this 3 BEDROOM SEMI-DETACHED property is ideally located close to local amenities and schools. Equipped with gas central heating to radiators and uPVC double glazing, the property features a dual aspect lounge/dining room, fitted kitchen and an enclosed garden to the rear. There is also an EV charge point to the front of the property.

3 bedroom/s  
House - Semi-Detached

Council Tax: Durham County Council Band A  
Tenure: Freehold  
EPC Rating: D



## Agents Notes

Tenure:- Freehold

Mains gas, (central heating to radiators), electricity & drainage

uPVC double glazing throughout

Council Tax:- Band A

Local Authority:- Durham County Council

## Entrance Hallway

## Lounge/Dining Room

22'11" x 12'5" (7.01m x 3.81m)

## Kitchen

13'4" x 7'6" (4.08m x 2.31m)

## First Floor Landing

## Bedroom One

11'5" max x 9'10" (3.50m max x 3.00m)

## Bedroom Two

11'1" x 8'9" (3.40m x 2.69m)

## Bedroom Three

8'9" x 7'1" (2.69m x 2.18m)

## Bathroom/WC



AWAITING FLOOR  
PLAN

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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14 Duke Street, Darlington  
County Durham, DL3 7AA  
Tel: 01325 357807  
[sales@carvergroup.co.uk](mailto:sales@carvergroup.co.uk)

26 Market Place, Richmond  
North Yorkshire, DL10 4QG  
Tel: 01748 825317  
[richmond@carvergroup.co.uk](mailto:richmond@carvergroup.co.uk)

43 Dalton Way, Newton Aycliffe  
County Durham, DL5 4DJ  
Tel: 01325 320676  
[aycliffe@carvergroup.co.uk](mailto:aycliffe@carvergroup.co.uk)

219 High Street, Northallerton  
North Yorkshire, DL7 8LW  
Tel: 01609 777710  
[northallerton@carvergroup.co.uk](mailto:northallerton@carvergroup.co.uk)

[www.carvergroup.co.uk](http://www.carvergroup.co.uk)