Bainbridge Avenue, Willington, DL150AZ

3 Bed - House - End Terrace

Offers Over £55,000

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Offered to the market with no forward chain is this three bedroom end terrace house, conveniently located in Willington being within walking distance of shopping amenities, schooling and bus links. The property is warmed by gas central heating and has UPVC double glazed windows.

The internal accommodation comprises; entrance vestibule, lounge leading to the dining room which has French doors to the rear yard. Kitchen which is fitted with a range of wall, base and drawer units with space for appliances, ground floor bathroom.

To the first floor there are three bedrooms.

Outside there is an enclosed yard to the rear.

Bainbridge Avenue is conveniently positioned in Willington being close to schooling, shopping amenities and bus links.

Please contact Robinsons for further information and to arrange an internal viewing.

AGENT NOTES

Council Tax: Durham County Council, Band A - Approx. £1748 p.a
Tenure: Freehold
Estate Management Charge – NA

Property Construction – Standard
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains
Sewerage – Mains
Heating – Gas Central Heating
Estimated Mobile phone coverage – Please refer to the Ofcom Website - https://www.ofcom.org.uk
Estimated Broadband Download speeds – please refer to the Ofcom Website – https://www.ofcom.org.uk

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – Covenants which affect the property are within the Land Registry Title Register which is available for inspection.
Selective licencing area – NA
Probate – NA
Rights & Easements – None known
Flood risk – Refer to the Gov website - https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – Refer to the Gov website - https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – NA
Planning Permission – Nothing in the local area to affect this property that we are aware of.
Accessibility/Adaptations – NA
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

OUR SERVICES

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Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Bainbridge Avenue Willington

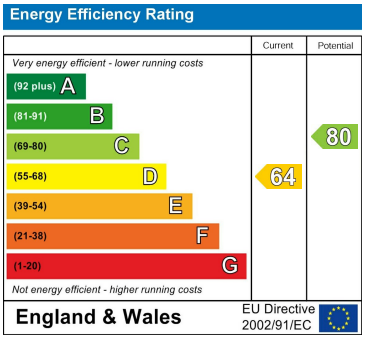
Approximate Gross Internal Area
866 sq ft - 80 sq m

GROUND FLOOR FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021



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Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

RICS

ARLA Association of Residential Letting Agents

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