



Trinity Gardens, Willington, DL15 0UU  
4 Bed - House - Detached  
£250,000

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# Trinity Gardens

## Willington, DL15 0UU

\* EXTENDED FAMILY HOME \* CUL-DE-SAC LOCATION \*

Robinsons have the pleasure of offering to the sales market this EXTENDED four bedroom detached house. The property should prove to be a fantastic family home, having spacious accommodation throughout, including three reception rooms, useful utility room, four spacious bedrooms with the main having an en-suite shower room.

The house is warmed by a gas combination boiler and has UPVC double glazed windows.

The internal accommodation comprises; welcoming hallway with staircase to the first floor landing and cloakroom/WC. Lounge with bay window to the front aspect. Kitchen with a range of wall, base and drawer units with integrated hob and oven and space for dishwasher and dining table. Useful utility room with space for washing machine and fridge/freezer. Dining room which opens to the family room overlooking the rear garden.

The first floor landing has two storage cupboards and gives access to four well proportioned bedrooms, three of those having built in wardrobe/cupboards. The main bedroom having an en-suite shower room and to conclude the internal accommodation there is a re-fitted bathroom with attractive three piece suite including a freestanding bath.

Outside there is a block paved driveway leading to the single garage. The rear garden is enclosed and mainly laid to lawn with a paved patio area.

Trinity Gardens is a pleasant cul-de-sac in Low Willington and is within close proximity to primary and secondary schooling, bus links, shopping amenities and health care facilities.

Contact Robinsons for further information and to arrange an internal viewing.













### Agent Notes

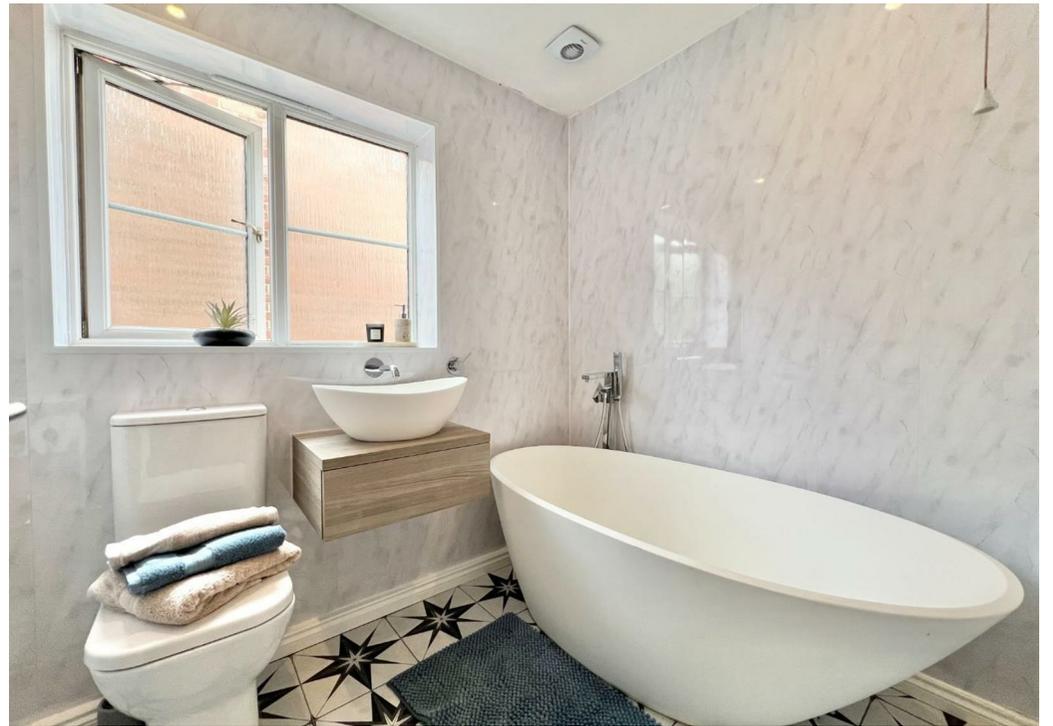
Electricity Supply: Mains  
Water Supply: Mains  
Sewerage: Mains  
Heating: Gas central heating  
EPC Rating: D  
Tenure: Freehold  
Durham Council Tax Band: D  
Annual Price: £2,551

Broadband  
Basic  
16 Mbps  
Superfast  
77 Mbps  
Ultrafast  
10000 Mbps  
Mobile Signal: Average/Good

### Disclaimer

The preceding details have been sourced from the seller and OntheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.





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

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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