



Richardson Court, Willington, DL15 0EB  
3 Bed - House - Semi-Detached  
£150,000

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\* NO FORWARD CHAIN \* CUL-DE-SAC LOCATION \*

Robinsons have the pleasure of bringing to the sales market, with the added benefit of no forward chain, this well presented three bedroom semi-detached house. The home should prove to be great for families, having enclosed garden, driveway and garage, open plan kitchen/dining room and main bedroom with en-suite shower room. The house is warmed by gas central heating and has UPVC double glazed windows.

The internal accommodation comprises; entrance vestibule, lounge, inner hallway with cloakroom/WC and staircase to the first floor landing. Open plan kitchen/dining room which is fitted with a range of wall, base and drawer units, space for dining table and patio doors to the garden.

To the first floor there are three generous sized bedrooms, the main benefiting from an en-suite shower room and to conclude the accommodation there is a family bathroom with three piece suite.

Outside there is a driveway which leads to a single garage. The rear garden is beautifully landscaped, with high conifers and is not directly overlooked. It is laid to lawn with a paved patio area, ideal for the summer months.

Richardson Court is a modern cul-de-sac in Willington and is within close proximity of schooling, shopping amenities and bus links.

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

#### **Agents Notes**

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas central heating

EPC Rating: C

Tenure: Freehold

Durham Council Tax Band: B

Annual Price: £1,891

Broadband

Basic 18 Mbps

Superfast 80 Mbps

Ultrafast 1000 Mbps

Mobile signal: Average

#### **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.



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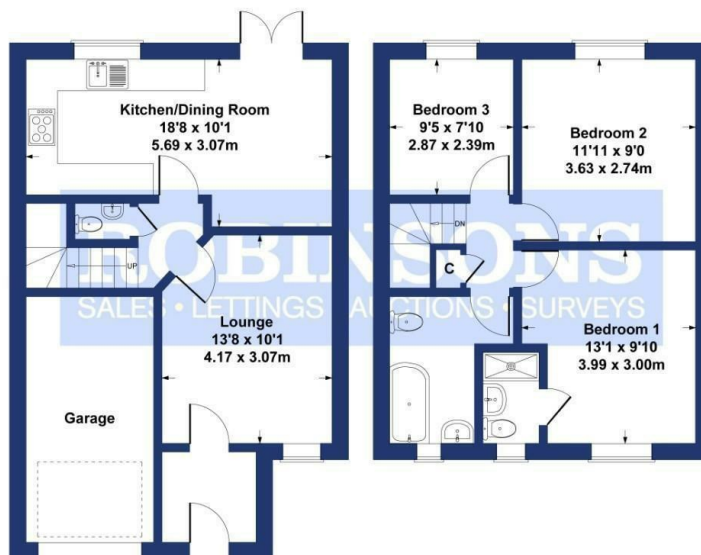
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## Richardson Court, Willington

Approximate Gross Internal Area  
891 sq ft - 83 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. 2019

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
		74	89
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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