Lewthwaite Gardens, Willington, DL15 0GG
3 Bed - House - Detached
£185,000

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Willington, DL15 0GG

Robinsons are pleased to present to the market this well-appointed three-bedroom detached residence, ideally suited to family living. The property benefits from a driveway, single garage, and a private enclosed rear garden. It is warmed by gas central heating and features full UPVC double glazing throughout.

The accommodation briefly comprises an inviting entrance hallway, cloakroom/WC, spacious lounge with bay window to the front aspect, and a modern open-plan kitchen and dining area with adjoining utility room.

To the first floor, there are three bedrooms, including a principal bedroom with en-suite shower room, along with a well-fitted family bathroom.

Externally, the property boasts a generous enclosed rear garden, mainly laid to lawn with a paved patio area, ideal for outdoor entertaining. To the front, there is a driveway providing off-street parking and access to a single garage.

Situated in the sought-after Lewthwaite Gardens development in Willington, the property enjoys convenient access to local primary and secondary schools, a range of shopping amenities, and excellent transport links. Nearby towns such as Crook and Bishop Auckland are only a short drive away, offering a wider selection of facilities and services.

For further information or to arrange a viewing, please contact Robinsons.

Agents Notes

Council Tax: Durham County Council, Band C £2268.00
Tenure: Freehold
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 (not metered)
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 – no
Probate – being applied for NA
Rights & Easements – None known, check with seller
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 – check with seller
Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.
Accessibility/Adaptations – any alterations or conversions etc.
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.

Lewthwaite Gardens, Willington

Approximate Gross Internal Area
1115 sq ft - 104 sq m

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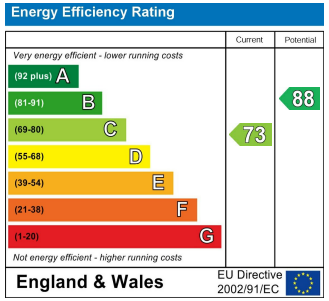

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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

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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