



Trinity Gardens, Willington, DL15 0UU
4 Bed - House - Detached
£245,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Trinity Gardens

Willington, DL15 0UU

* PERFECT FAMILY HOME * CUL-DE-SAC LOCATION * UTILITY ROOM * CLOAKROOM/WC & EN-SUITE SHOWER ROOM * RE-FITTED KITCHEN WITH BREAKFAST BAR * LOUNGE AND SEPERATE DINING ROOM * ENCLOSED REAR GARDEN * DOUBLE DRIVEWAY AND GARAGE *

Robinsons have the pleasure of offering to the sales market this four bedroom detached house which should prove to be a fantastic family home. Over the years the property has been improved with a re-fitted kitchen and bathroom, 'Baxi' gas combination boiler and a landscaped rear garden.

In our opinion the house would be a fantastic family home, having spacious living accommodation throughout and being located in this pleasant cul-de-sac.

The internal accommodation comprises; welcoming entrance hallway, cloakroom/WC, lounge with bay window to front aspect and leading to the dining room which has French doors giving access to the rear gardens patio area. Re-fitted kitchen which has a range of quality wall, base and drawer units and integral 'NEFF' appliances, useful utility room which has integral washing machine and tumble dryer.

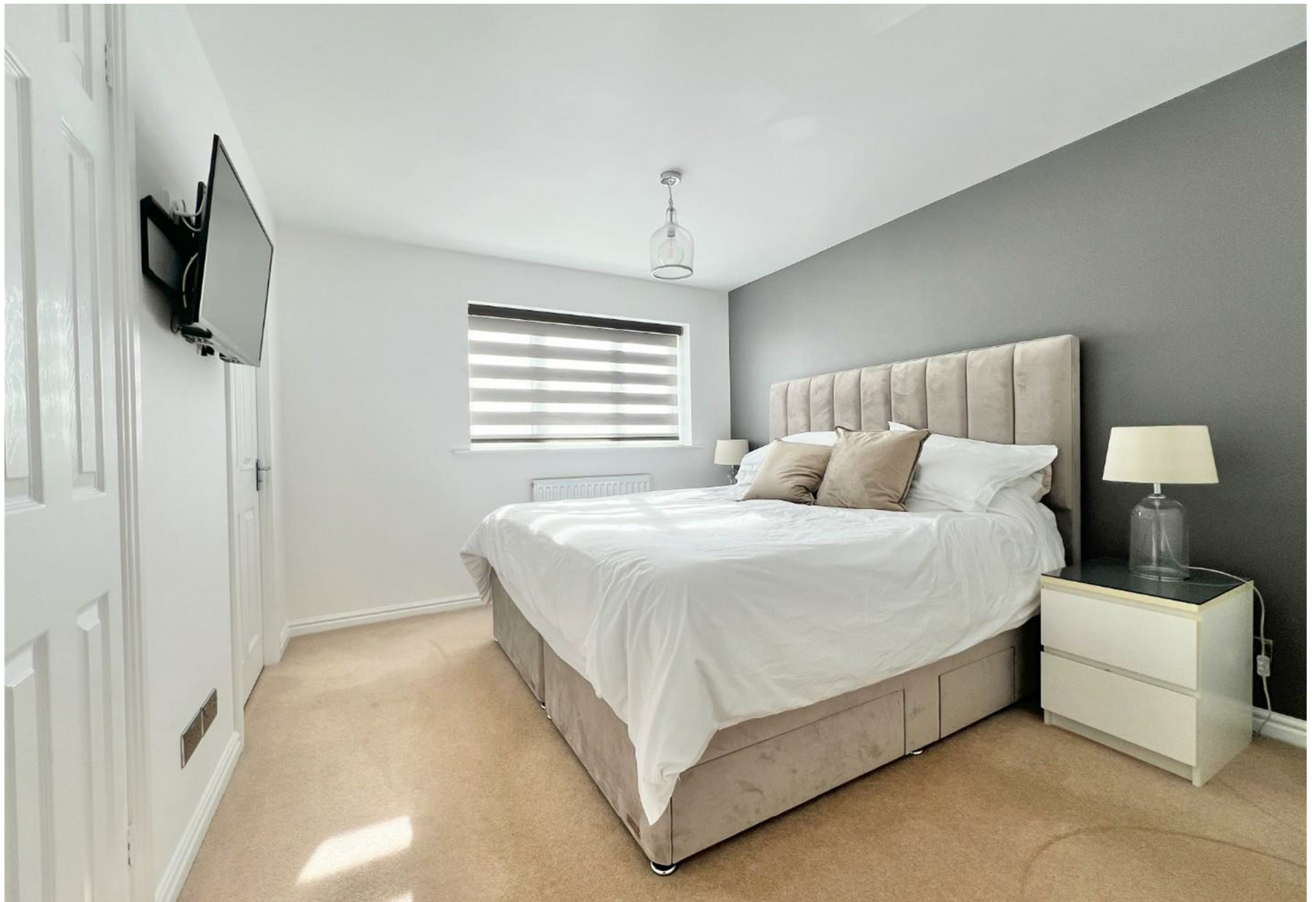
To the first floor there are four generous size bedrooms, the main and the second bedroom both having fitted wardrobes and the main having a en-suite shower room. To conclude the floor plan there is a re-fitted family bathroom which has been finished to a superb standard with tiled walls and flooring, underfloor heating and shower over bath with shower screen. The loft is also boarded and has an access ladder and lighting.

Outside the property has well maintained gardens to front and rear. To the front there is a double driveway which leads to the single garage. The garage has lighting and electric points. The rear garden is fully enclosed with gated access, it has been landscaped with paved patio areas and lawned grass surrounded by soil and plants.

Please contact Robinsons for further information.











Agents Notes

Council Tax: Durham County Council, Band D £2551.00

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.

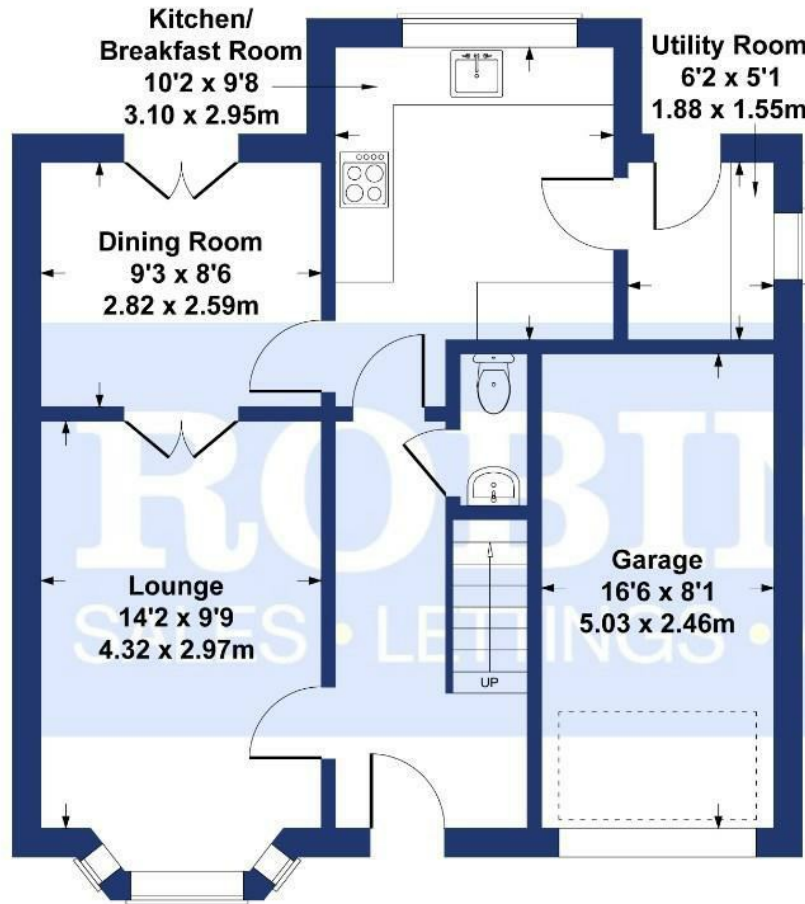
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from 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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

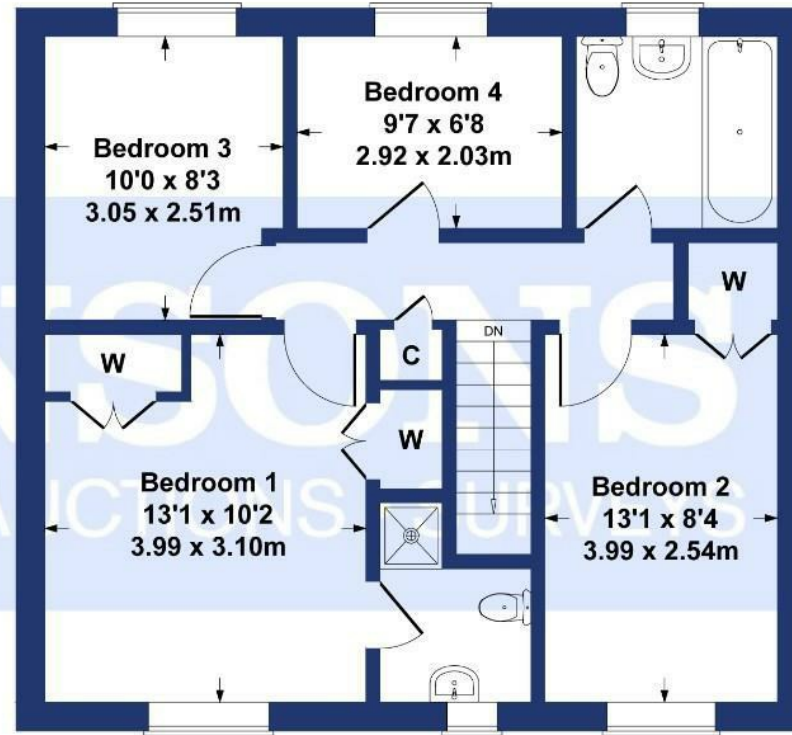
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Approximate Gross Internal Area
1228 sq ft - 114 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	65	77
	EU Directive 2002/91/EC	



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

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.

