



Hall Lane Estate, Willington, DL15 0QE
3 Bed - House - Mid Link Terrace
Offers Over £95,000

ROBINSONS
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Hall Lane Estate Willington, DL15 0QE

* RE-FITTED BATHROOM * LARGE ENCLOSED REAR GARDEN * THREE RECEPTION ROOMS *

Robinsons are delighted to offer to the sales market this spacious three-bedroom home, which benefits from off-road parking, a useful sun room extension and a generous enclosed rear garden. The property is well presented throughout and has recently been enhanced by a beautifully re-fitted family bathroom featuring a modern four-piece suite. Further benefits include solar panels to the roof, electric radiators and UPVC double-glazed windows.

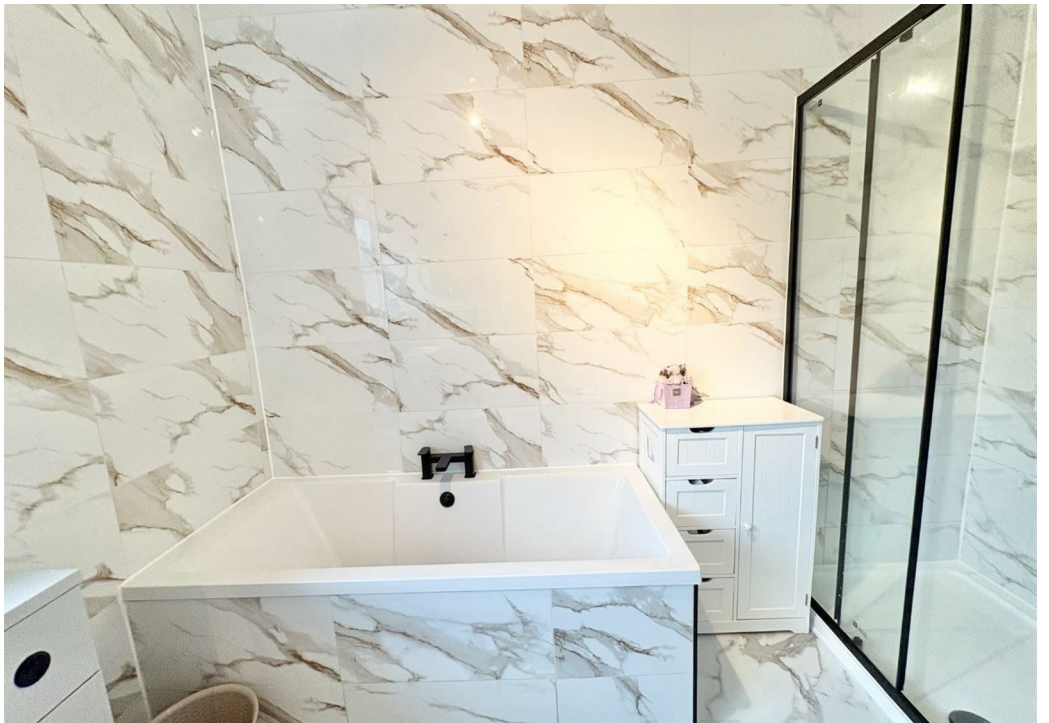
The internal accommodation comprises an entrance hallway leading into the kitchen, which is fitted with a range of storage units and provides space for appliances, alongside an integral hob and oven. There are three reception rooms, including a comfortable lounge with French doors opening onto the front garden, a separate dining room and a sun room extension which enjoys pleasant views over the rear garden, creating a lovely additional space to relax and enjoy the outlook.

To the first floor, there are three well-proportioned bedrooms, two of which are generous doubles. The accommodation is completed by a beautifully re-fitted family bathroom, finished to a modern standard with an elegant four-piece suite comprising a bath, separate shower cubicle, wash hand basin and WC. The contemporary fixtures and fittings, together with the stylish finish, create a fresh and inviting space that combines practicality with a touch of luxury.













Outside

Externally, the property benefits from a front garden and driveway providing valuable off-road parking. To the rear, there is a generous, enclosed garden offering an appealing combination of patio areas and a delightful selection of fruit trees, providing an attractive setting to enjoy the outdoors throughout the seasons. The garden offers plenty of space for outdoor dining, entertaining and relaxing, while also appealing to gardening enthusiasts who can make the most of the established fruit trees. The recently renewed fencing in sections further enhances the garden, providing improved privacy and a smart, refreshed boundary.

Location

Hall Lane Estate is conveniently situated in Willington, within close proximity of primary and secondary schools, local shopping amenities, healthcare facilities and bus links, making the property well placed for a range of buyers.

Contact Robinsons today for further information or to arrange an internal viewing.

Agent Notes

Council Tax: Durham County Council, Band A - Approx. £1748 p.a

Tenure: Freehold

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - None

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Electric radiators

Solar Panels - On a lease agreement

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 –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 . Check with seller.

Accessibility/Adaptations – sun room extension.

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

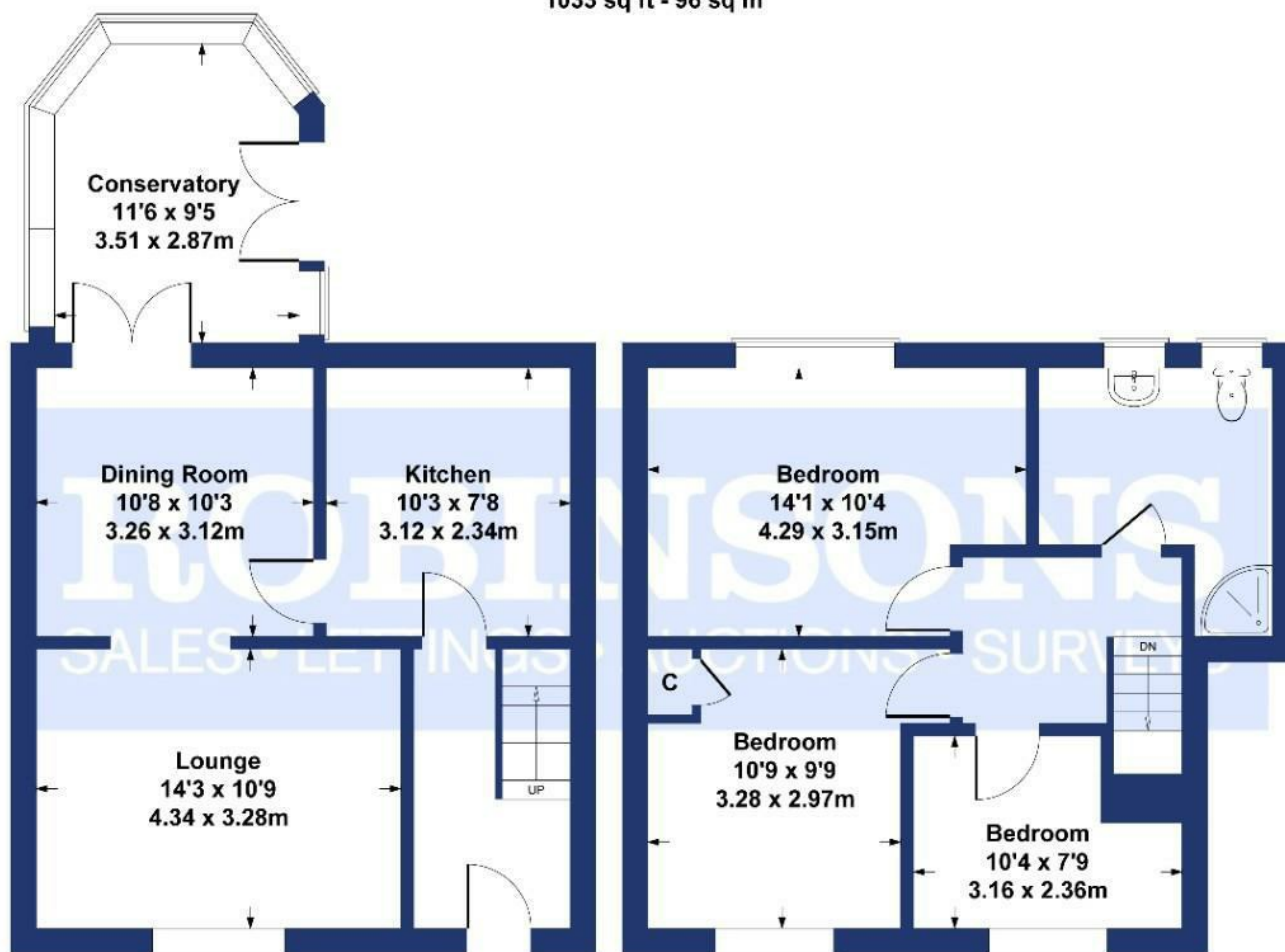
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from 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.



Hall Lane Estate

Approximate Gross Internal Area
1033 sq ft - 96 sq m



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. 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		89
(81-81) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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.

