





Vicarage Gardens, Willington, DL15 0UZ
4 Bed - House - Semi-Detached
£195,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Robinsons have the pleasure of offering to the sales market this spacious and extended four-bedroom semi-detached home, complete with a driveway providing off-street parking for multiple vehicles and a detached outbuilding. Offering generous and versatile living accommodation throughout, this property would make an excellent family home, with the benefit of a thoughtfully extended layout providing additional space for modern family living. The property is warmed by gas central heating and benefits from double-glazed windows.

The internal accommodation briefly comprises: a welcoming entrance hallway leading through to a spacious lounge featuring an attractive bay window to the front aspect, allowing plenty of natural light. There is a well-appointed kitchen/dining room fitted with a range of wall, base and drawer units, integral appliances and ample space for a family dining table. To the rear, a lovely sun room extension enjoys pleasant views over the garden and provides an additional reception space. A useful utility room and separate WC complete the ground floor accommodation.

To the first floor, there are four well-proportioned and versatile bedrooms, offering flexibility for growing families, those working from home or anyone requiring additional space, together with a family bathroom. Further benefits include a boarded loft space, accessed via a pull-down ladder and benefiting from lighting, providing useful additional storage.

Externally, the property enjoys a driveway to the front providing off-street parking for multiple vehicles. To the rear, there is an enclosed garden incorporating a lawn and patio area, ideal for outdoor relaxation and entertaining. A particular feature is the detached outbuilding, which was previously used as a garage but now offers excellent versatility and could lend itself to a variety of uses, including a workshop, hobby room or garden room.

Location

Vicarage Gardens forms part of a pleasant residential development within Low Willington and is conveniently positioned for local schools and everyday shopping amenities. The village itself offers further amenities including a public house and cricket ground, making it an appealing location for families. The larger towns of Crook, Bishop Auckland and Spennymoor are also within easy reach, providing a wider range of shopping, leisure and recreational facilities.

Agents Notes

Council Tax: Durham County Council, Band B - Approx. £2039 p.a
Tenure: Freehold

Property Construction
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 – NA
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 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.











OUR SERVICES

Mortgage Advice

Conveyancing

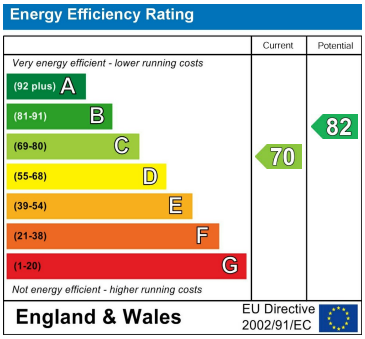
Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



DURHAM
1-3 Old Elvet
DH1 3HL
T: 0191 386 2777 (Sales)
T: 0191 383 9994 (option1) (Lettings)
E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE
19A old Elvet
DH1 3HL
T: 0191 383 0777
E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET
45 Front Street
DH3 3BH
T: 0191 387 3000
E: info@robinsonscls.co.uk

BISHOP AUCKLAND
120 Newgate Street
DL14 7EH
T: 01388 458111
E: info@robinsonsbishop.co.uk

CROOK
Royal Corner
DL15 9UA
T: 01388 763477
E: info@robinsonscrook.co.uk

SPENNYMOOR
11 Cheapside
DH16 6QE
T: 01388 420444
E: info@robinsonsspennymoor.co.uk

SEDGEFIELD
3 High Street
TS21 2AU
T: 01740 621777
E: info@robinsonssedgefield.co.uk

WYNYARD
The Wynd
TS22 5QQ
T: 0174 064 5444
E: info@ robinsonswynyard.co.uk

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 efficent 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.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.