



Watling Terrace, Willington, DL15 0HL
3 Bed - House - Mid Terrace
£114,950

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* NO FORWARD CHAIN * GARAGE * NEWLY FITTED KITCHEN * NEW UPVC DOUBLE GLAZED WINDOWS * RECENTLY DECORATED * TWO RECEPTION ROOMS * VIEWING HIGHLY RECOMMENDED *

We are excited to offer to the market with the benefit of no forward chain this spacious three bedroom mid terrace house. The property has recently undergone a programme of refurbishment, including a newly fitted kitchen, some windows have been replaced with new UPVC double glazing, new carpets in area and decorated. The house is warmed by electric storage heaters.

The internal accommodation comprises; entrance hallway with spindle staircase leading to the first floor landing. Lounge with bay window to the front aspect, dining, re-fitted kitchen with a range of wall, base and drawer units with integrated hob and oven. To the first floor there are three bedrooms, a family bathroom with four piece suite including, bath, separate shower cubicle, wash hand basin and WC, to conclude the floor plan there is a separate WC.

Outside the house has a forecourt to the front and an enclosed yard to the rear. There is a single garage located at the rear of the house also.

Watling Terrace is located on the outskirts of Willington and is within walking distance to schooling, shopping amenities and bus links. An internal viewing comes highly recommended, please contact Robinsons to arrange yours.

Entrance hallway

Via uPVC double glazed door, staircase leading to the first floor landing.

Lounge

15'9"x13'4" (x) (4.80x4.06 (x))

Bay window to front aspect, electric fire with surround.

Dining Room

31'1"x11'7" (x) (9.47x3.53 (x))

Window to rear aspect.

Kitchen

14'0"x10'6" (45'11"x) (4.27x3.20 (14x))

First floor landing

storage cupboard

Bedroom One

13'3"x11'1" (x) (4.04x3.38 (x))

Window to front aspect

Bedroom Two

13'0"x11'8" (42'8"x) (3.96x3.56 (13x))

Window to rear aspect

Bedroom Three

13'0"x11'8" (42'8"x) (3.96x3.56 (13x))

Window to front aspect

Family bathroom

A four piece suite comprising; shower cubicle, panelled bath, wash hand basin, low level wc, tiled splash backs, frosted window.

Separate WC

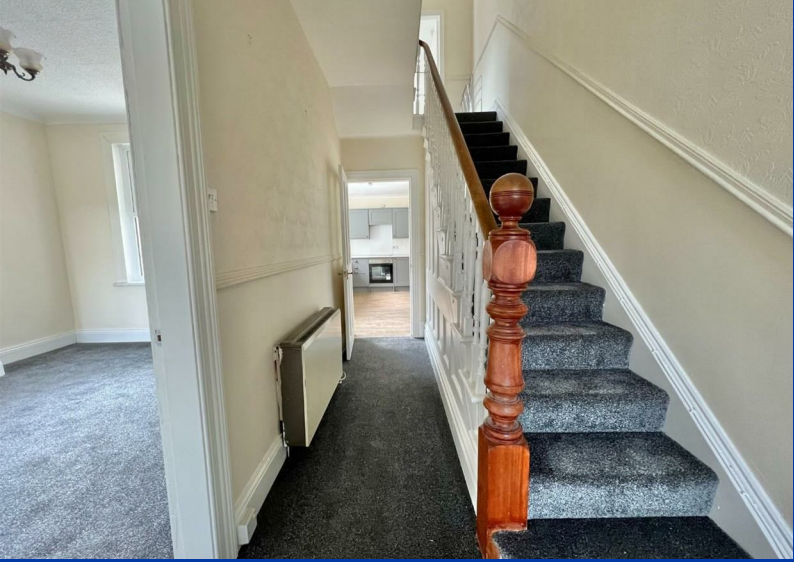
Low level wc, wash hand basin, frosted window.

Outside

To the front of the property there is a enclosed yard area with gated access. The rear yard is enclosed and has been designed for easy maintenance.

Garage

14'8"x10'6" (x) (4.47x3.20 (x))



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Strategic Marketing Plan

Dedicated Property Manager

Watling Terrace
Approximate Gross Internal Area
1504 sq ft - 140 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. 2018

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A (91-100)			
B (81-90)			
C (69-80)			
D (55-68)			
E (39-54)			
F (21-38)			
G (1-20)			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	79

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
A (1-10)			
B (11-20)			
C (21-30)			
D (31-40)			
E (41-50)			
F (51-60)			
G (61-70)			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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