



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

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

\* 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" x 13'4" (x) (4.80 x 4.06 (x))

Bay window to front aspect, electric fire with surround.

#### **Dining Room**

31'1" x 11'7" (x) (9.47 x 3.53 (x))

Window to rear aspect.

#### **Kitchen**

14'0" x 10'6" (45'11" x) (4.27 x 3.20 (14x))

#### **First floor landing**

storage cupboard

#### **Bedroom One**

13'3" x 11'1" (x) (4.04 x 3.38 (x))

Window to front aspect

#### **Bedroom Two**

13'0" x 11'8" (42'8" x) (3.96 x 3.56 (13x))

Window to rear aspect

#### **Bedroom Three**

13'0" x 11'8" (42'8" x) (3.96 x 3.56 (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 an enclosed yard area with gated access. The rear yard is enclosed and has been designed for easy maintenance.

#### **Garage**

14'8" x 10'6" (x) (4.47 x 3.20 (x))



# OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

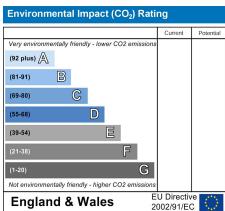
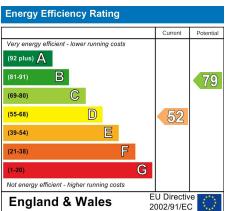
Dedicated Property Manager

Watling Terrace  
Approximate Gross Internal Area  
1804 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



## 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@robinsonsccls.co.uk

## SPENNYMOOR

11 Cheapside  
DH16 6QE

T: 01388 420444

E: info@robinsonsspennymoor.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

## SEDFIELD

3 High Street  
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.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 efficient 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.



**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS