Ash Drive, Willington, DL15 0BN
3 Bed - House - Mid Terrace
£89,000

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Ash Drive
Willington, DL15 0BN

* NO FORWARD CHAIN *

Robinsons are delighted to offer to the market, with the benefit of no onward chain, this well-presented three-bedroom family home.

Ideal for a variety of buyers, including first-time buyers, families, or those looking to downsize, the property offers spacious accommodation throughout and has been thoughtfully maintained. Benefits include a modern gas combination boiler, UPVC double-glazed windows, and a recently upgraded electric fuse board.

Accommodation comprises: Welcoming hallway with space for coat and shoe storage. Lounge with windows to both front and rear aspects, allowing natural light to flood the room. Kitchen/dining room fitted with a range of wall, base, and drawer units, offering space for appliances and a dining table. Utility room providing additional space for appliances.

To the first floor, there are three well-proportioned bedrooms - two generous doubles and a third single of a versatile size, perfect as a home office, hobby room, or walk-in wardrobe. The family bathroom features a three-piece suite, including a bath with shower attachment and shower screen.

Externally, the property benefits from hardstanding to the front, offering potential for off-road parking, and an enclosed rear garden laid to lawn, complemented by a patio area and garden shed.

Ash Drive is situated on a pleasant residential estate on the outskirts of Willington, with beautiful countryside views and walks nearby. The village provides a range of amenities, healthcare facilities, schooling, and bus links, with larger towns such as Crook, Spennymoor, and Bishop Auckland within easy reach.

For further information or to arrange an internal viewing, please contact Robinsons.

-15°C

Agent Notes

Council Tax: Durham County Council, Band A Approx£1748.00
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
EPC Rating: C
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

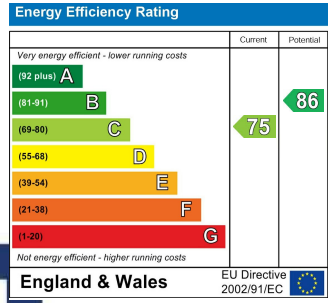
Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.
Selective licencing area – No
Probate – NA
Rights & Easements – None known
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 – No
Planning Permission – Nothing in the local area to affect this property that we are aware of.
Accessibility/Adaptations – No
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

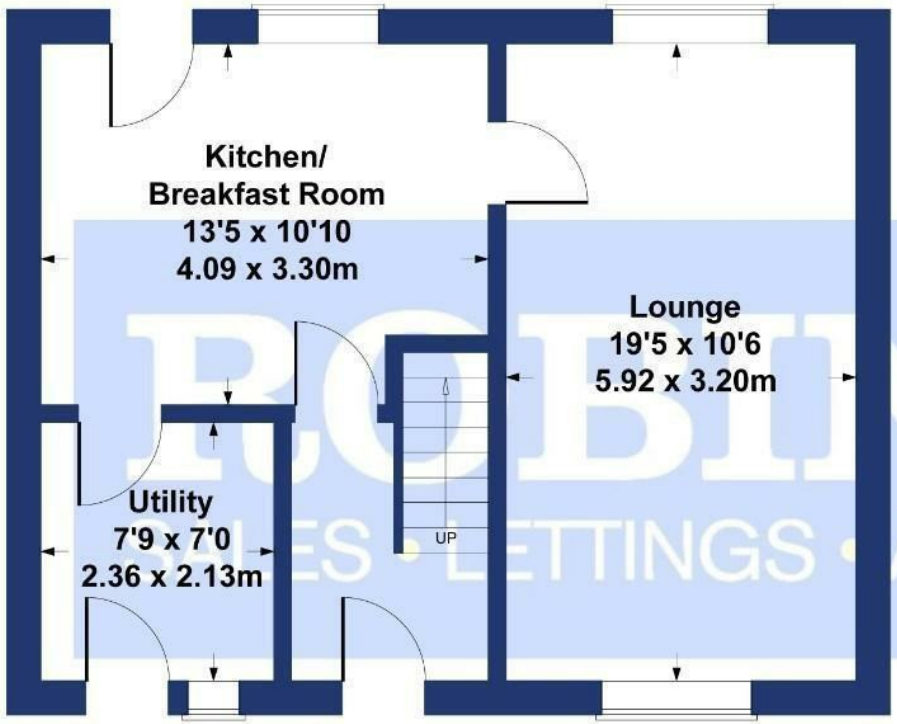
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from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

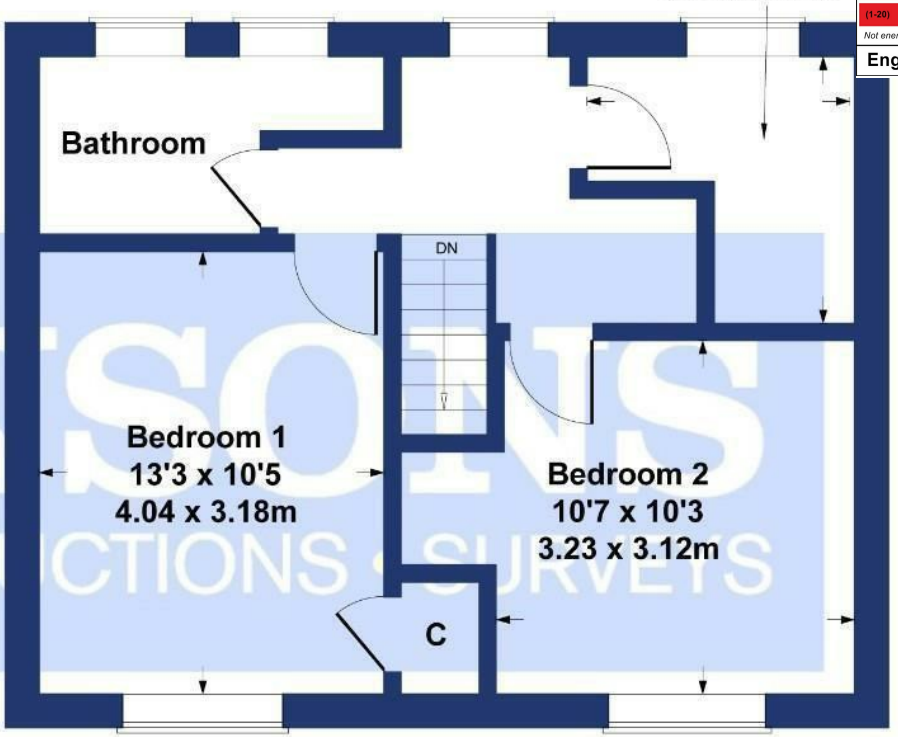
Ash Drive, Willington

Approximate Gross Internal Area
932 sq ft - 87 sq m





GROUND FLOOR



FIRST FLOOR

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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

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.

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