

Windermere Drive, DL14 9LE  
3 Bed - House - Detached  
£225,000

**ROBINSONS**  
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\* NO FORWARD CHAIN \* LARGE CORNER PLOT \* HUGE AMOUNT OF POTENTIAL \*

Robinsons are delighted to offer to the sales market this extended three bedroom detached house which sits on a large corner plot, surrounded by gardens and ample off road parking. The property should prove to be a fantastic family home having spacious accommodation throughout, including three reception rooms and large kitchen. The house is warmed by a gas combination boiler, it's fully UPVC double glazed and has solar panels to the roof.

In brief the internal accommodation comprises; entrance porch, hallway, three reception rooms, one previously used as a ground floor bedroom. Spacious kitchen which is fitted with a range of wall, base and drawer units, useful utility room, cloakroom/WC and shower cubicle.

To the first floor there are three bedrooms, one has been adapted with a shower cubicle and wash hand basin. Family bathroom with three piece suite.

The gardens surround the house and has off road parking and garage. The gardens to the front and side are mainly laid to lawn, the rear and other side garden is paved for easy maintenance and has space for storage.

Windermere Drive is a pleasant housing development in West Auckland and is within close proximity to shopping amenities, schooling and bus links.

Contact Robinsons for further information and to arrange an internal viewing.

#### **AGENTS NOTES**

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 20Mbps, Superfast 80Mbps , Ultrafast 9000 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band D- Approx. £2431 (min)

Energy Rating: B

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. 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. Robinsons cannot accept liability for any information provided.



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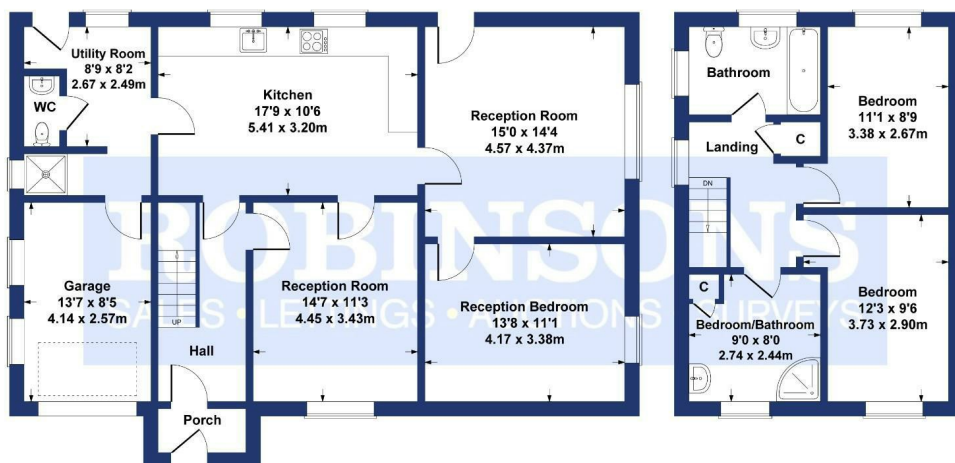
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Windermere Drive, West Auckland

Approximate Gross Internal Area  
1526 sq ft - 142 sq m



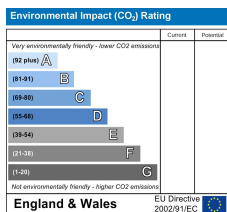
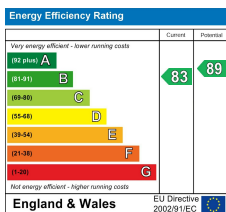
GROUND FLOOR

FIRST FLOOR

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



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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

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