

Boyne Street, Willington, DL15 0EW
2 Bed - House - Mid Terrace
£60,000

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Boyne Street
Willington, DL15 0EW

* NO FORWARD CHAIN *

Robinsons have the pleasure of offering to the sales market with the benefit of NO FORWARD CHAIN this two bedroom mid terrace house. Located on the outskirts of Willington but still within convenient access to shopping amenities and schooling, this property should appeal to a wide range of buyers.

The property is warmed by gas central heating via combination boiler and is fully UPVC double glazed.

The internal accommodation comprises; spacious lounge, kitchen which opens into a dining area with space for table, the kitchen is fitted with a range of fitted wall, base and drawer units with space for appliances, useful utility room with space for further appliances.

To the first floor there are two well proportioned bedrooms both having built in storage and a family bathroom with three piece suite.

Outside there is an enclosed yard to the rear and to the front the property has a pleasant outlook.

Boyne Street is well positioned in Willington, being close to local amenities, bus links and schooling, an internal viewing comes highly recommended.







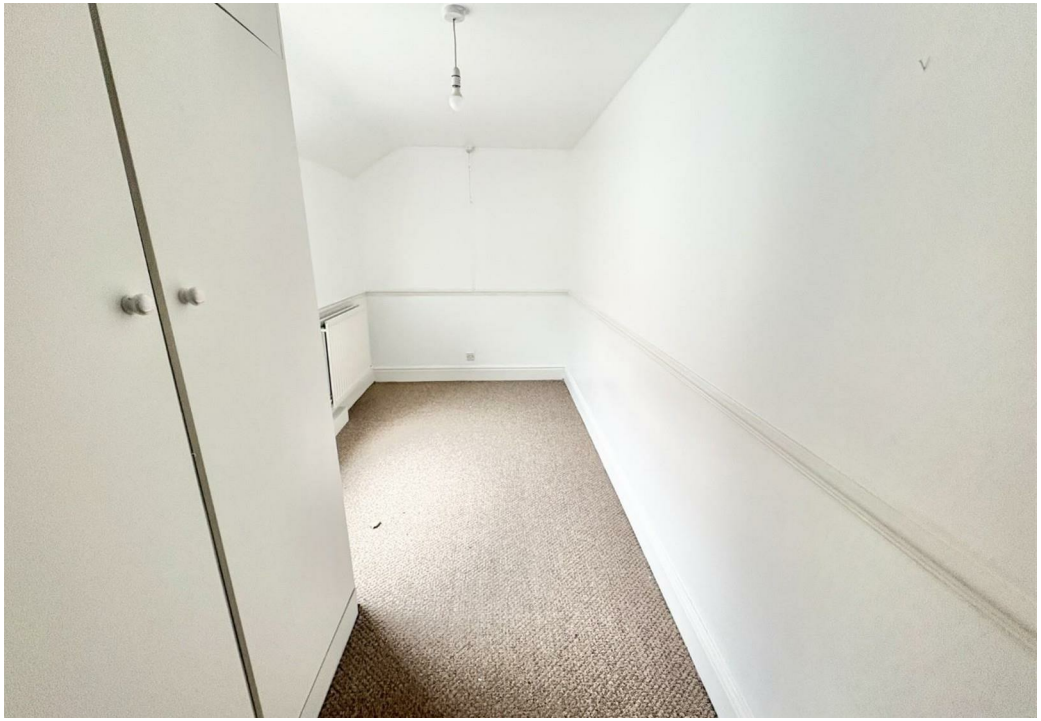
















AGENTS NOTES

Council Tax: Durham County Council, Band A - Approx. £1748.10 p.a

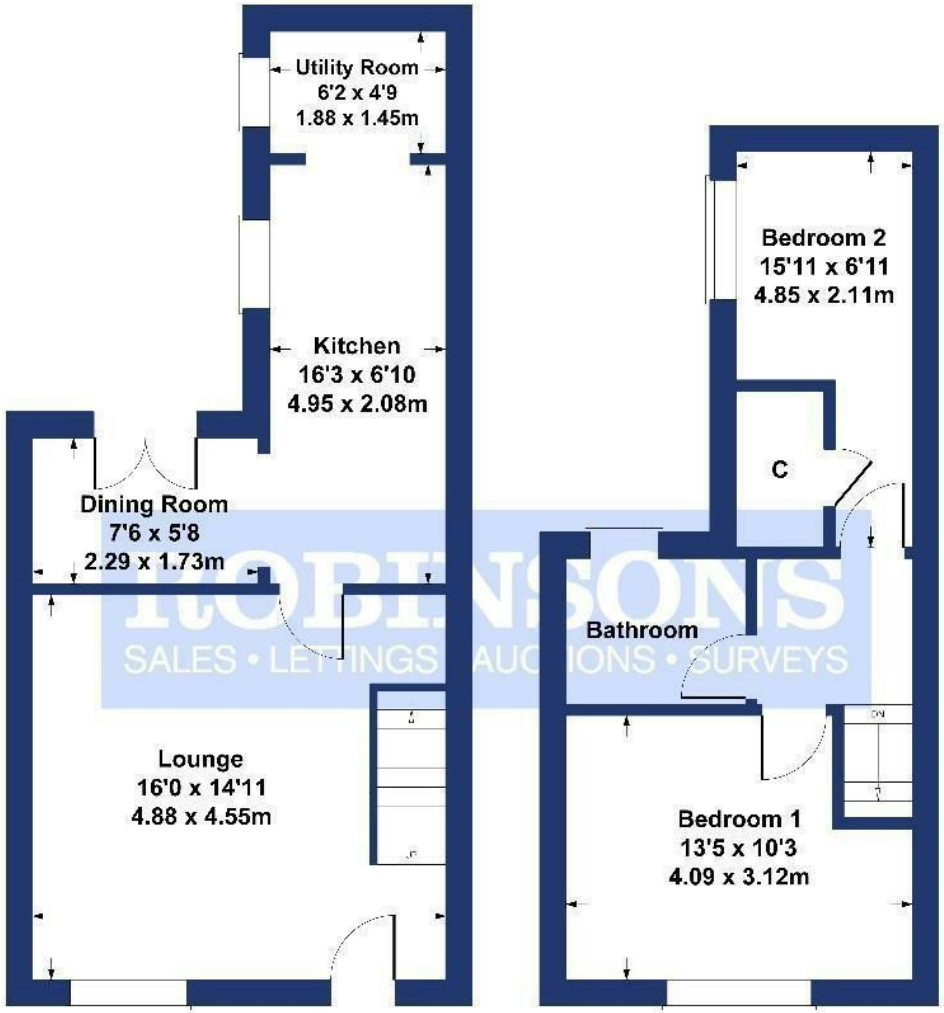
Tenure: Freehold
Property Construction – Standard, non-traditional
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains (not metered)
Sewerage – Mains
Heating – Gas Central Heating
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 – no
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 . 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.

Boyne Street

Approximate Gross Internal Area
770 sq ft - 72 sq m

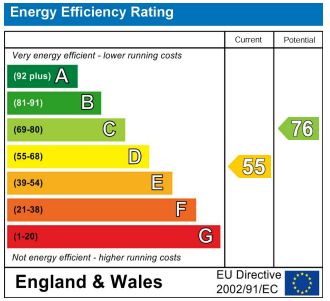


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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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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