



St. James Gardens, Witton Le Wear, DL14 0BG
3 Bed - House - Semi-Detached
£155,000

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St. James Gardens Witton Le Wear, DL14 0BG

Robinsons are delighted to offer for sale this stunning three bedroomed semi-detached house occupying an excellent corner position on this popular and established development. The house itself is presented for sale in excellent decorative benefiting from uPVC double glazing and a comprehensive central heating system, and will undoubtedly provide a comfortable family home in all respects. There is a generous recently landscaped and well maintained garden to the rear with useful outbuildings whilst internally the accommodation briefly comprises: entrance porch, lounge which has been extended internally with open plan staircase and a cast multi-fuel range. The kitchen dining room is fitted with a range of units and has ample space for a dining table as required, sliding patio doors lead onto a rear garden room whilst to the first floor there are three family bedrooms the master room with built in wardrobes, and bathroom/WC combined with modern white suite and shower unit. This family home lies with the popular and sought after village of Witton le Wear. Lying approx. 4 miles from Bishop Auckland it remains within commuting distance of many surrounding areas including most of County Durham and Tyneside.

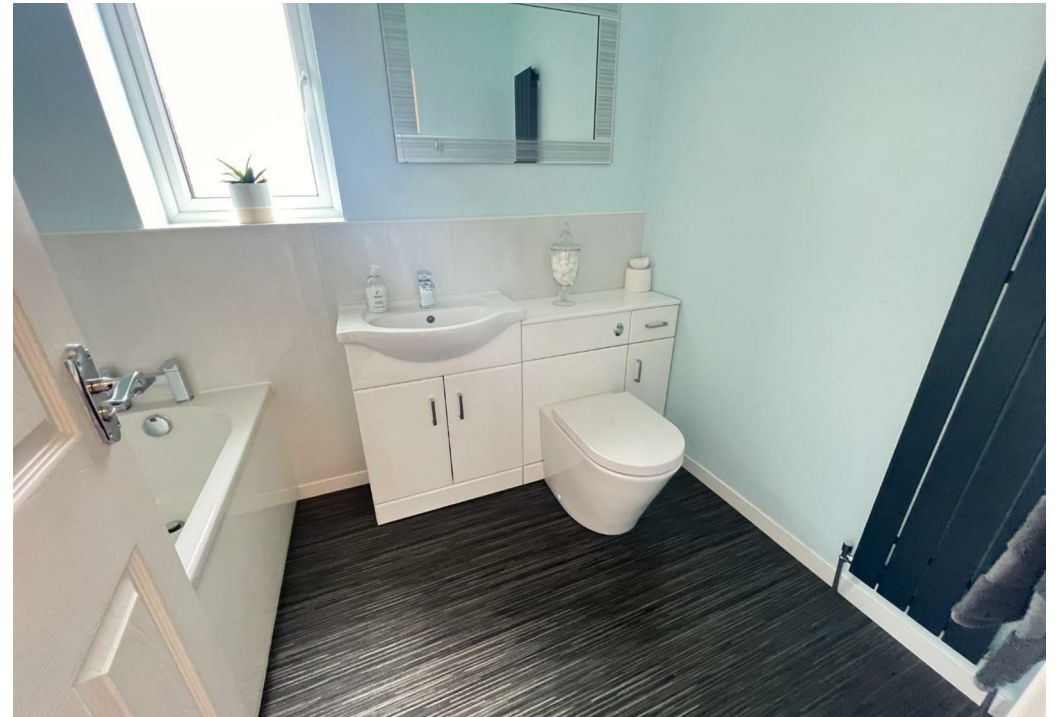
Energy Efficiency Rating TBC | Council Tax Band A | Tenure Freehold

To arrange a viewing please call 01388 458111











GROUND FLOOR

Entrance Porch

Entered via a composite door from the front with uPVC double glazing and tiled flooring.

Open Plan Lounge

18'10" x 12'7" (5.76 x 3.84)

With feature inglenook housing multifuel fire which operates the central heating system, soiled wood flooring, uPVC double glazed window to the front, under stairs storage cupboard and stairs having modern glass banister rail leading to the first floor.

Kitchen/Dining Room

18'10" x 9'3" (5.76 x 2.82)

Fitted with a comprehensive range of modern wall and base units having contrasting worktops extending to breakfast bar and incorporating 1.5 bowl single drainer sink unit with mixer tap, electric hob with extractor hood, built under double oven, space for fridge/freezer, space and plumbing for an automatic washing machine, uPVC double glazed window to the rear and uPVC patio doors to the garden room.

Garden Room

9'5" x 6'4" (2.89 x 1.95)

uPVC double glazed with patio doors leading to the rear garden.

FIRST FLOOR

Landing

With storage cupboard.

Bedroom 1

12'7" x 10'1" maximum (3.85 x 3.08 maximum)

With built in wardrobes with sliding, mirrored doors and uPVC double glazed window to the front.

Bedroom 2

10'11" x 8'9" (3.33 x 2.69)

With built in storage cupboard and uPVC double glazed window to the rear.

Bedroom 3

8'9" x 8'0" (2.69 x 2.44)

With over stair storage cupboard and uPVC double glazed window to the front.

Bathroom

Fitted with a modern three piece suite comprising panelled bath with electric shower over, wash basin and WC set into vanity unit, uPVC panelled splashbacks and uPVC double glazed window to the rear.

EXTERNAL

To the front of the property there is a fence enclosed garden which is laid to lawns and pebbled borders. A wrought iron gate leads through to the rear garden which has been beautifully landscaped by the current owner with extensive lawn, paved patio, shrubbed borders and useful brick storage shed.

AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Solid Fuel

Broadband: Basic 19Mbps, Superfast 80Mbps


Mobile Signal/Coverage: Average

Tenure Freehold

Council Tax: Durham County Council, Band A- Approx. £1469 (min)

Energy Rating: TBC

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.

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

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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