



Rosedale Terrace, Willington, DL15 0AQ  
3 Bed - House - Mid Terrace  
£139,950

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# Rosedale Terrace

## Willington, DL15 0AQ

\* NO FORWARD CHAIN \* REAR GARDEN \* LOFT CONVERSION \* TWO RECEPTION ROOMS \* GROUND FLOOR SHOWER ROOM AND FIRST FLOOR BATHROOM \* GAS COMBINATION BOILER AND UPVC DOUBLE GLAZED WINDOWS \* VIEWING HIGHLY RECOMMENDED \*

We have the pleasure of offering to the sales market, with the added benefit of no forward chain, this well presented three bedroom mid terrace house. The house has a loft conversion, creating a further room which could be used for many purposes, and a good size garden to the rear. The house is warmed by a gas 'Baxi' combination boiler which is still under warranty as of April 2024 and is controlled by a 'Hive thermostat, the windows are UPVC double glazed. The house has many attractive features throughout, including a large bay window and original ceiling coving.

The internal accommodation comprises; entrance vestibule which leads to the hallway, with access to both reception rooms and a staircase to the first floor landing. Lounge with bay window to the front aspect and electric fire. Dining room with ample space for dining furniture and gas fire. Kitchen which is fitted with a range of wall, base and drawer units with integrated oven and hob. Utility room with wash hand basin and space for washing machine and fridge/freezer. Shower room with three piece suite including shower cubicle with mains shower attachment.

To the first floor there are three good size bedrooms and a bathroom with three piece suite, including bath with shower attachment above.

From the first floor landing there is a staircase which leads to the attic conversion which is a spacious room which could be used for many purposes, with electric sockets and double glazed window to the rear aspect, enjoying views over the rear garden and beyond.













### OUTSIDE

Directly to the front of the house there is an enclosed garden, while directly to the rear there is an enclosed yard with gated access. Over the rear lane is where the garden is located, which does have space to create off road parking or build a garage, a garage was previously here. The garden beyond this area is mainly laid to lawn with shrubs.

### LOCATION

The house is located on a popular terrace street and is within a short walk away from shopping facilities and bus links. Willington has primary and secondary schools.

### VIEWINGS

Viewings are highly recommended and are strictly by appointment only, please contact Robinsons to arrange yours.

### Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas central heating

Tenure: Freehold

EPC Rating: D

Durham Council Tax Band: B

Annual Price: £1,891

Broadband

Basic

18 Mbps

Superfast

80 Mbps

Ultrafast

1000 Mbps

Mobile Signal: Average/Good

### 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 and C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.







# Rosedale Terrace Wellington

Approximate Gross Internal Area  
1410 sq ft - 131 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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			82
(81-81) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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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