



Watling Terrace, Willington, DL15 0HL
2 Bed - House - Mid Terrace
£95,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Watling Terrace

Willington, DL15 0HL

* REFURBISHED IN RECENT YEARS * NEW ROOF AND GAS BOILER * NEW KITCHEN AND BATHROOM * TWO RECEPTION ROOMS * ENCLOSED YARD WITH BRICK SHEDS * VIEWING HIGHLY RECOMMENDED *

We have the pleasure of offering to the sales market this two bedroom mid terrace house which has undergone a programme of refurbishment in recent years. The house has had a new main roof, new gas combination boiler, new kitchen and bathroom, new carpets and flooring throughout and underfloor installation in the hallway and lounge. The windows are UPVC double glazed.

The internal accommodation comprises; entrance hallway with staircase to the first floor landing. Lounge with bay window to the front aspect. Dining room with under stairs storage cupboard. Re-fitted kitchen with a range of contemporary wall, base and drawer units with fitted hob and oven and space for other appliances.

To the first floor there are two good size bedrooms and a re-fitted family bathroom with three piece suite, including mains shower over bath.

Outside there is a small forecourt garden to the front while to the rear there is a generous size yard with artificial grass and space for seating and bin store, the yard also has two brick storage sheds.

Watling Terrace is located on the outskirts of Willington and is within walking distance to schooling, shopping amenities and bus links. An internal viewing comes highly recommended, 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: A
Annual Price:
£1,469 (min)

Broadband
Basic
17 Mbps
Superfast
80 Mbps
Ultrafast
1000 Mbps

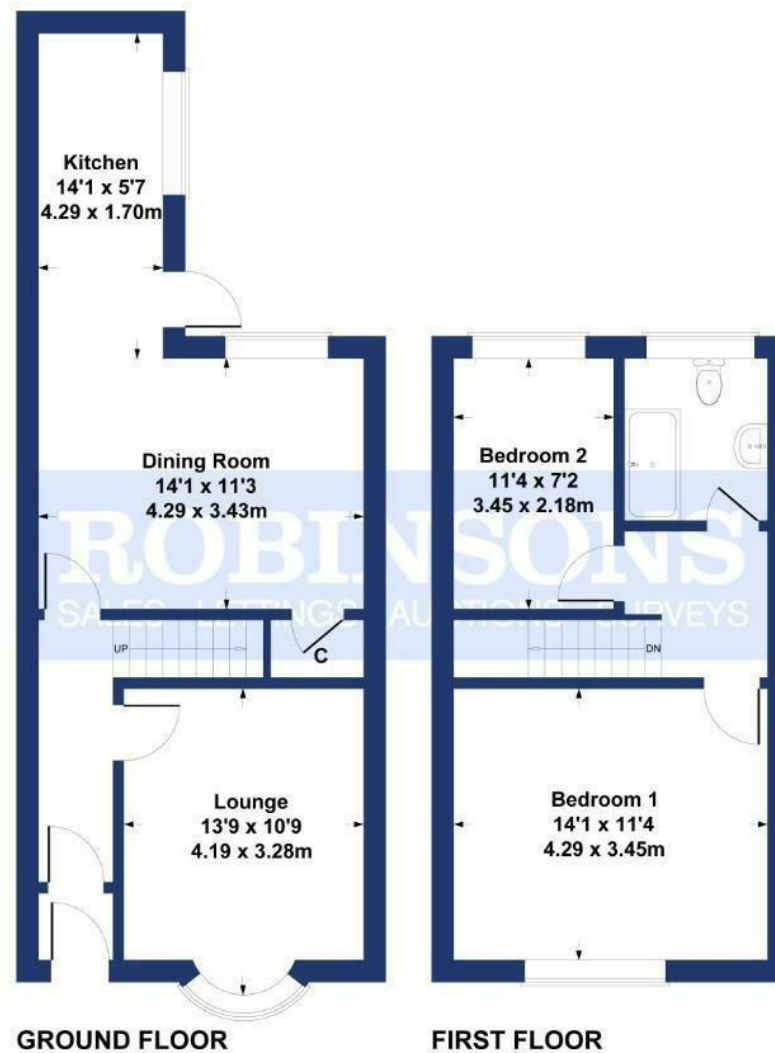
Mobile Signal: Average

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.

Watling Terrace

Approximate Gross Internal Area
861 sq ft - 80 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. 2020

| Energy Efficiency Rating | | Current | Potential |
|--|---|---------|-------------------------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) | A | | 85 |
| (81-91) | B | | |
| (69-80) | C | 72 | |
| (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.

Royal Corner, Crook, County Durham, DL15 9UA
Tel: 01388763477
info@robinsonscrook.co.uk
www.robinsonsestateagents.co.uk

