



Low Willington, Willington, DL15 0BD  
3 Bed - House  
£140,000

**ROBINSONS**  
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## Low Willington Willington, DL15 0BD

Robinsons are delighted to offer to the sales market this charming three-bedroom semi-detached home, pleasantly situated in the sought-after area of Low Willington. The property benefits from attractive front and rear gardens, along with a detached garage/workshop and driveway providing off-road parking for approximately three vehicles.

This well-presented home is ideally suited to a variety of buyers, including families, offering spacious and versatile accommodation throughout. The property features two reception rooms, a useful utility room and a convenient ground floor WC. It is warmed by a Worcester Bosch gas combination boiler, installed just a few years ago and still under warranty, and benefits from UPVC double glazing throughout.

The accommodation briefly comprises an entrance vestibule, a comfortable lounge with double doors opening into the dining room, and a fitted kitchen with a range of wall, base and drawer units. There is also a utility room with space for a washing machine and tumble dryer, along with a cloakroom/WC. To the first floor there are three well-proportioned bedrooms, a modern re-fitted shower room and a loft hatch providing useful storage space.

Externally, the front garden is mainly laid to lawn with attractive flower beds. The rear garden provides a pleasant outdoor space and has a paved patio area, lawn and gravelled area. Beyond the rear garden is the detached garage/workshop, which benefits from insulated flooring and an electric supply. The driveway provides off-street parking for approximately three vehicles.

The property is well positioned within Willington, close to local amenities, schooling and bus links, making it convenient for everyday living. Internal viewing is highly recommended to fully appreciate the space, location and appeal of this lovely family home.











#### Agents Notes

Council Tax: Durham County Council, Band B - Approx. £1984.00 p.a

Tenure: Freehold

Property Construction – Standard

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 – being applied for 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 to affect this property that we are aware of. 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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

#### Agents Notes

The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

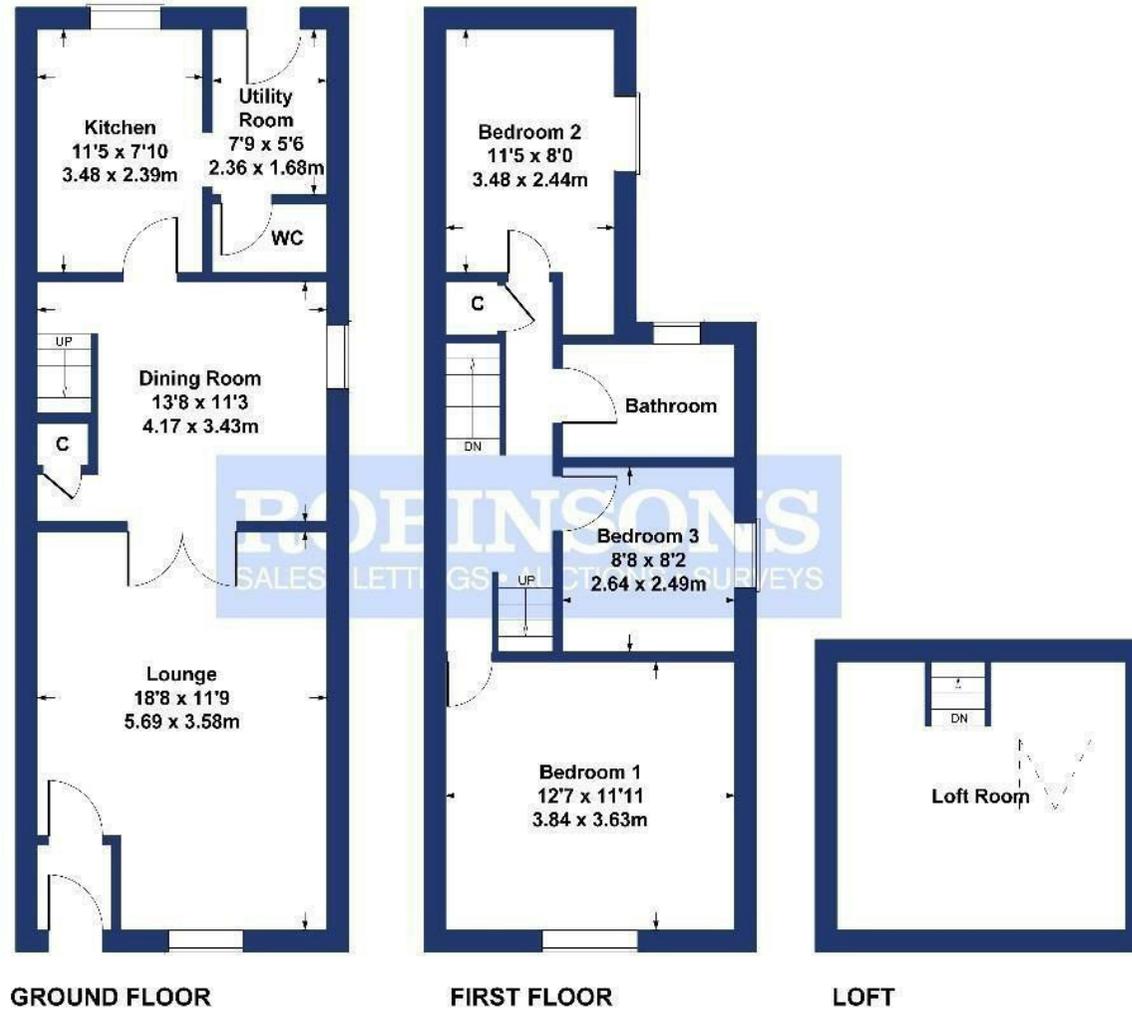
The legal pack includes

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion. We will also require any purchasers to sign a buyer's agreement."

# Low Willington

Approximate Gross Internal Area  
1241 sq ft - 115 sq m



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E		
(21-38)	F	33	
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

**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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