



Vicarage Gardens, Willington, DL15 0UZ
3 Bed - House - Detached
£225,000

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Vicarage Gardens Willington, DL15 0UZ

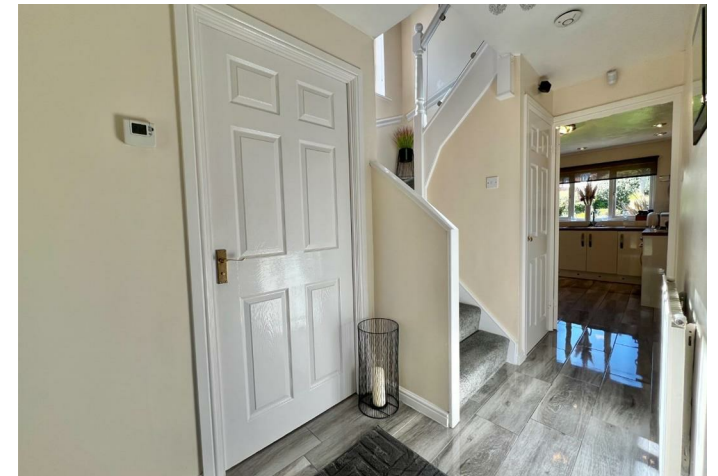
Robinsons are delighted to present to the sales market this attractive three-bedroom detached home, occupying a generous plot with a detached garage, sunroom extension, and a beautifully landscaped south-west facing rear garden. Immaculately presented throughout, the property has been carefully maintained and thoughtfully updated by the current owners. Notable features include a refitted kitchen, a main bedroom with a modern en-suite shower room, gas central heating, and UPVC double glazing.

The internal accommodation briefly comprises an inviting entrance hallway with cloakroom/WC. The lounge features a bay window to the front aspect and double doors opening into the dining room, which in turn leads to the bright and airy sunroom overlooking the rear garden. The kitchen is fitted with a stylish range of cream wall, base, and drawer units, complemented by integrated appliances and space for a breakfast table if desired.

To the first floor, there are three well-proportioned bedrooms, two of which benefit from fitted wardrobes, while the main bedroom enjoys the added luxury of an en-suite shower room. The family bathroom is fitted with a contemporary three-piece suite.

Externally, the property offers a double-width driveway to the front leading to the detached garage, alongside a neatly maintained lawned garden. The rear garden has been beautifully landscaped, featuring a well-kept lawn, mature shrubs and borders, and a good degree of privacy. Patio areas provide ideal spaces for outdoor dining and relaxation, while the south-west orientation ensures the garden enjoys plenty of sunshine throughout the day.

Vicarage Gardens is situated within a pleasant residential development in Low Willington, conveniently close to local schools and shopping amenities. Low Willington offers a public house and cricket ground, making it an ideal setting for families. Larger towns including Crook, Bishop Auckland, and Spennymoor are also within easy reach.













Agent Notes

Council Tax: Durham County Council, Band C Approx. £2331.00

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

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 N/A

Rights & Easements – None known,

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 – No

Planning Permission – Nothing in the local area to affect this property that we are aware of.

Accessibility/Adaptations – Rear sun room

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

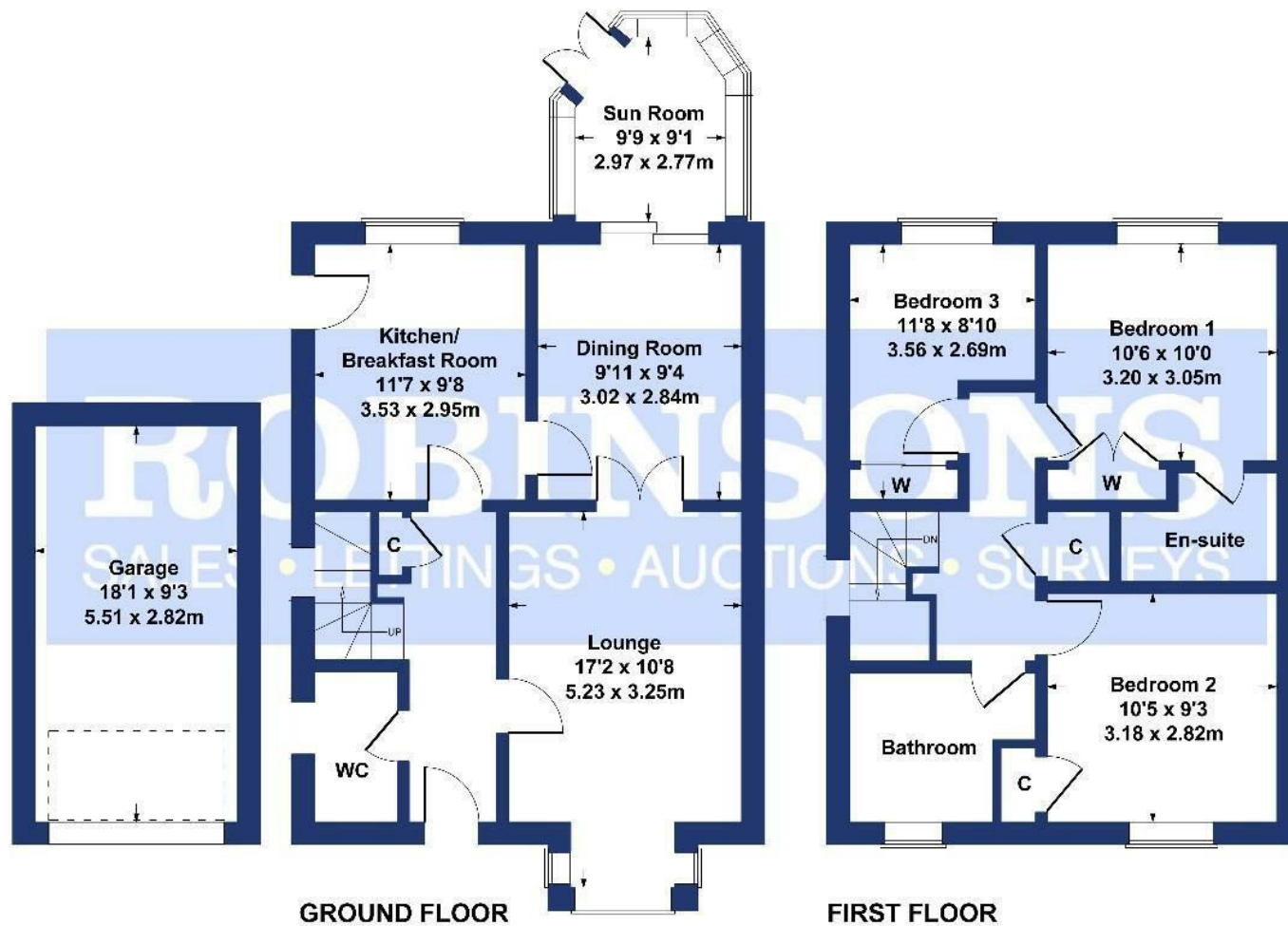
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from 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.



Vicarage Gardens

Approximate Gross Internal Area
1275 sq ft - 118 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. 2018

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(81-81) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	65	80
	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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