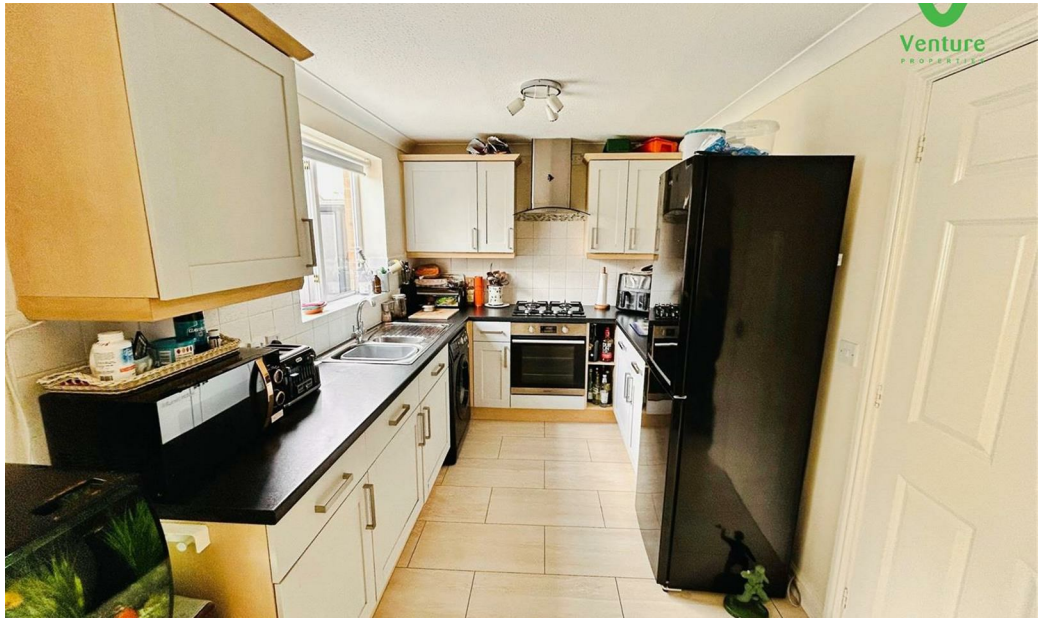


Richardson Court

Willington DL15 0EB

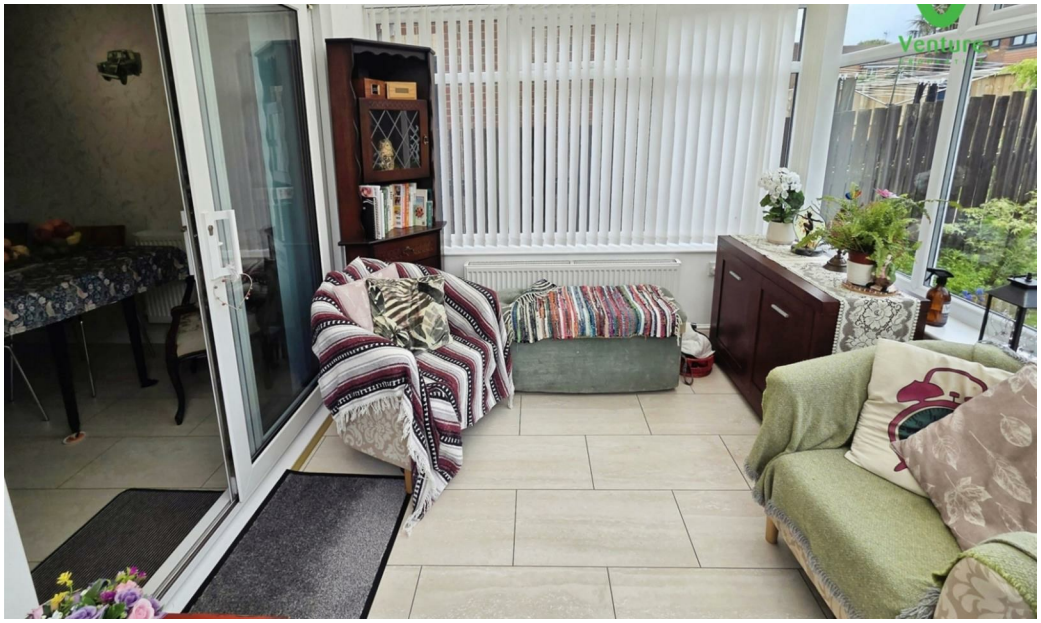
£160,000

Venture
PROPERTIES









This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.









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Richardson Court

Willington DL15 0EB



- Three Bedroom Semi Detached Home
- EPC Grade C
- Lovely Rear Garden
- Popular With Families
- Conservatorty
- Driveway & Garage
- Ground Floor Cloaks WC
- En Suite Shower Room
- Ideal Family Home

Nestled in the sought-after Richardson Court development, this beautifully presented three-bedroom semi-detached home offers an exceptional standard of family living. Boasting two bright and spacious reception rooms, the property provides ample space for both relaxing and entertaining. The ground floor features a welcoming entrance porch, a generous lounge, a modern kitchen diner perfect for family meals, a handy downstairs WC, and a delightful conservatory overlooking the rear garden.

Upstairs, you'll find three well-proportioned bedrooms, including a master bedroom complete with its own en suite, while a contemporary family bathroom serves the remaining bedrooms. Externally, the home benefits from off-road parking for two vehicles as well as a private garage, ensuring plenty of space for cars and storage. The enclosed rear garden offers a safe and secluded area for children to play or for summer gatherings with family and friends.

Richardson Court's prime location puts you within easy walking distance of the bustling High Street, where you'll discover a superb choice of shops, supermarkets, cafes, and local services. Excellent schools are close by, along with well-maintained parks and recreational areas, making it ideal for families. With convenient access to transport links, commuting is made easy whether your destination is the city or surrounding towns.

This charming family home truly stands out and is not to be missed. Arrange a viewing today to fully appreciate all that this wonderful property has to offer.

GROUND FLOOR

Entrance Vestibule
Accessed via a UPVC entrance door, central heating radiator, cloaks hanging space and wood effect laminate flooring.

Lounge
14'2" x 10'1" (4.321 x 3.096)
Located to the front elevation of the property having a UPVC window and central heating radiator.

Inner Hallway
Stairs rise to the first floor, central heating radiator and access into the kitchen diner.

Ground Floor WC
Having WC, wash hand basin and a central heating radiator.

Kitchen/Breakfast Room
18'9" x 11'1" (5.732 x 3.386)
The spacious kitchen diner is fitted with base and wall units in the kitchen area with laminate work surfaces over and tiled splash backs, sink unit with UPVC window above, integrated electric oven, gas hob and extraction fan over with space for further free standing appliances as required. The dining area of the property allows ample space for a family dining table, sliding patio doors lead into the conservatory and a central heating radiator. The gas central heating boiler can also be found here.

Conservatory
Located to the rear elevation of the property having UPVC patio doors and UPVC windows to three sides and a central hating radiator.

FIRST FLOOR

Landing
Stairs rise from the inner hallway and provide access to the first floor accommodation and a storage cupboard housing the water tank.

Bedroom One
13'4" x 9'11" (4.078 x 3.045)
Located to the front elevation of the property having UPVC window and central heating radiator.

En Suite Shower Room/WC
Fitted with a three piece suite comprising double shower cubicle, WC, wash hand basin , central heating radiator, obscured UPVC window and extraction fan.

Bedroom Two
9'1" x 11'3" (2.792 x 3.449)
Located to the rear elevation of the property having UPVC window and central heating radiator.

Bedroom Three
8'1" x 9'8" (2.469 x 2.949)
Located to the rear elevation of the property having UPVC window, loft access and central heating radiator.

Bathroom/WC
Fitted with a three piece suite comprising of a bath, WC, wash hand basin, partially tiled, extraction fan and obscured UPVC window.

Externally
To the front of the property is an area of lawn and a driveway allowing off road parking for two vehicles. Whilst to the rear of the property is an enclosed garden mainly laid to lawn with a raised decked area and patio seating area.

Garage
Having up and over door, power and lighting.

Energy Performance Certificate
https://find-energy-certificate.service.gov.uk/energy-certificate/8633-7122-5420-2036-0992

EPC Grade C

Other General Information
Tenure: Freehold
Gas and Electricity: Mains
Sewerage and water: Mains
Broadband: Ultrafast Broadband available. Highest available download speed 1000 Mbps Highest available upload speed 1000 Mbps
Mobile Signal/coverage: We would recommend speaking to your provider to discuss this further.
Council Tax: Durham County Council, Band: B. Annual price: £1,997.03 (Maximum 2025)
Energy Performance Certificate Grade C
Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.
Flood Risk: Very low risk of surface water flooding and flooding from the rivers and sea

Disclaimer
The preceding details have been sourced from the seller, OntheMarket.com and other third parties. 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. Venture Properties (Crook) Limited cannot accept liability for any information provided.





Property Information

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