



## Richardson Court

Willington DL15 0EB

£160,000



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# Richardson Court

Willington DL15 0EB



- Three Bedroom Semi Detached Home
- EPC Grade C
- Lovely Rear Garden

- Popular With Families
- Conservatory
- 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 heating 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

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While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions on this statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with floorplan 32328



## Property Information

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