



Windsor Court, DL4 1PP
3 Bed - House - Semi-Detached
£150,000

ROBINSONS
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Windsor Court , DL4 1PP

* DRIVEWAY FOR AT LEAST THREE VEHICLES * ENCLOSED GARDEN * GROUND FLOOR EXTENSION *

Robinsons are delighted to offer to the sales market this beautifully presented and extended three-bedroom semi-detached house, situated within a pleasant cul-de-sac and benefiting from an enclosed rear garden and block-paved driveway providing parking for approximately three vehicles.

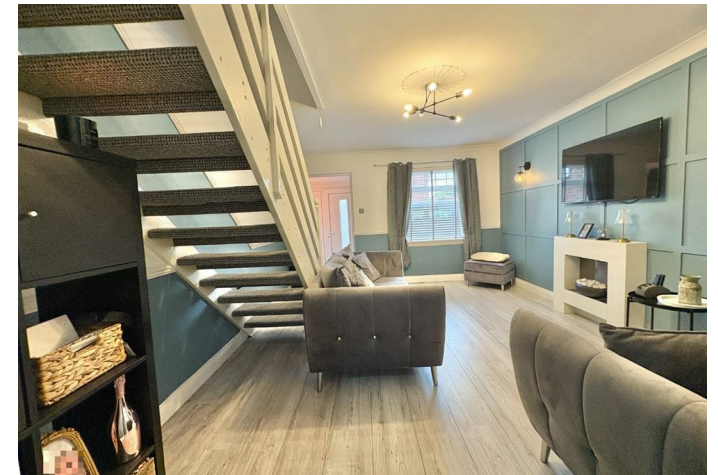
The property has been thoughtfully extended and improved and offers well-presented accommodation throughout, including a modern fitted kitchen and bathroom. Further benefits include gas central heating and UPVC double-glazed windows.

The internal accommodation comprises an entrance porch with useful space for coats and shoe storage, leading into the welcoming lounge, which features a staircase rising to the first floor and ample space for a range of seating furniture.

The modern kitchen is fitted with a contemporary range of wall, base and drawer units, together with an integrated hob and oven, washing machine and space for a fridge/freezer. There is also ample room for a dining table. The ground floor extension provides a versatile additional reception room which would make an ideal second lounge, dining room, home office or children's playroom, depending on the purchaser's requirements.

To the first floor, there are three bedrooms, with the principal bedroom benefiting from fitted wardrobes. The family bathroom is fitted with a modern three-piece suite comprising a bath with shower over, wash hand basin and WC.

Externally, the property enjoys a block-paved driveway to the front, providing parking for at least three vehicles. To the rear is a fully enclosed garden featuring an artificial grass area and paved patio, providing a low-maintenance outdoor space.













Location

Windsor Court is a pleasant residential cul-de-sac within Shildon and is ideally positioned for access to a range of local amenities, including schooling, shopping facilities and healthcare services. There are also excellent transport links nearby, including regular bus services and rail connections.

An internal viewing comes highly recommended to fully appreciate the accommodation and versatility this property has to offer. Please contact Robinsons to arrange your appointment.

AGENTS NOTES

Council Tax: Durham County Council, Band A - Approx. £1,748 p.a

Tenure: Freehold/Leasehold (if leasehold then to include information about the lease)

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 – yes

Probate – 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 . 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.

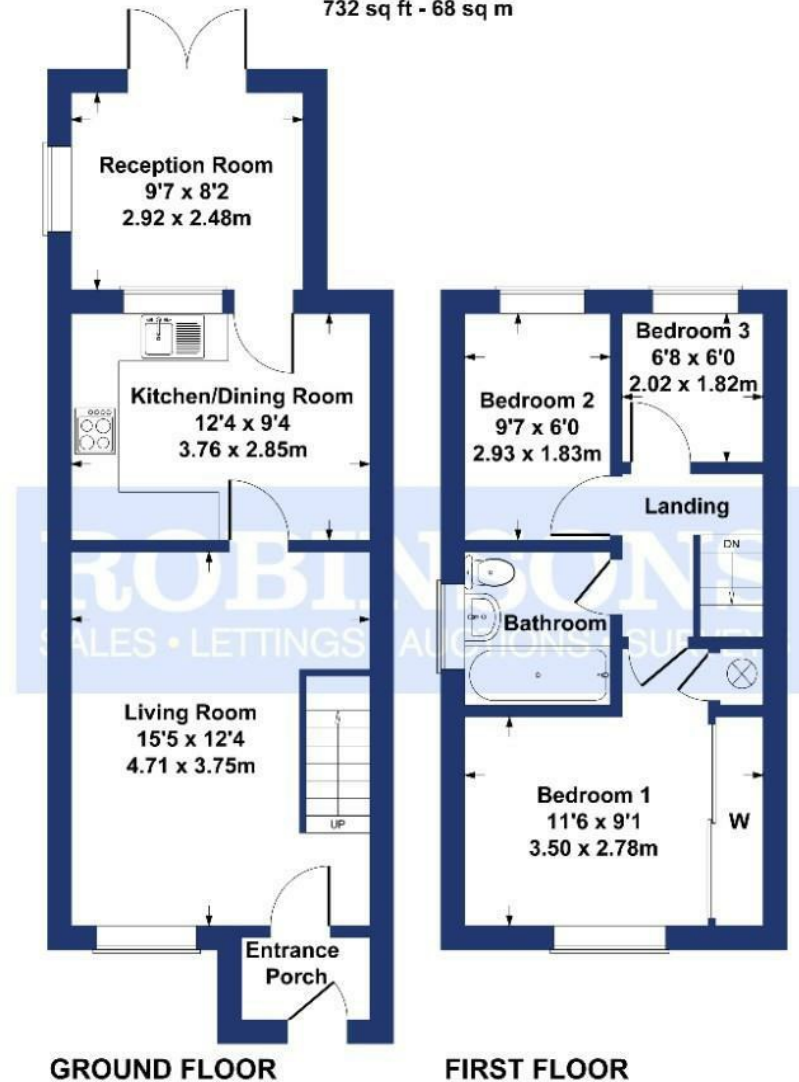
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from 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 £60 (inc. VAT) per individual purchaser applies for carrying out these checks



Windsor Court Shildon

Approximate Gross Internal Area
732 sq ft - 68 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. 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		71
(1-20) G		
Not energy efficient - higher running costs		
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.

