



Priory Gardens, Willington, DL15 0UY
3 Bed - House - Detached
£135,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

****NO CHAIN**CONSERVATORY**THREE DOUBLE BEDROOMS**GAS CENTRAL HEATING AND FULLY UPVC DOUBLE GLAZING**FRONT AND REAR GARDENS**DRIVEWAY AND GARAGE**POPULAR HOUSING DEVELOPMENT**** We are delighted to have the pleasure of marketing this recently decorated THREE DOUBLE bedroom detached family home which is well positioned in this popular housing development in Willington. The spacious floor plan comprises; entrance porch, lounge, dining room, conservatory, inner hallway with door giving access to garage, kitchen/breakfast room. To the first floor there are three bedrooms, the master benefiting from an en-suite shower room and there is a separate family bathroom. The house benefits from being warmed by a Worcester gas boiler and is fully uPVC double glazed. Outside there a well looked after gardens to both front and rear, along with a driveway and garage. The property is close to local amenities, bus links and schooling, similar properties rarely come available in Priory Gardens and an internal viewing comes highly recommended to fully appreciate, contact Robinsons today to arrange yours.

Entrance porch

Via uPVC double glazed entrance door, uPVC double glazed window, central heating radiator.

Lounge

12'10x10'10 (3.91mx3.30m)

uPVC double glazed window to front aspect, central heating radiator, living flame gas fire with surround.

Dining Room

9'6x8'8 (2.90mx2.64m)

Patio door leading to conservatory, central heating radiator.

Conservatory

uPVC double glazed windows and uPVC french doors leading to rear garden.

Inner hallway

Staircase leading to the first floor landing, door giving access to the garage, storage cupboard.

Kitchen/breakfast room

9'4x11'7 (2.84mx3.53m)

Fitted with a range of wall base and drawer units, working surfaces, 1.5 sink unit with mixer tap and drainer, four ring electric hob with oven below, space for appliances including automatic washing machine and fridge/freezer, tiled splash backs, tiled flooring, space for table if required, central heating radiator, uPVC double glazed window to rear aspect, uPVC double glazed door.

First floor landing

uPVC double glazed window, two storage cupboards, loft hatch.

Master bedroom

10'3x11'1 (3.12mx3.38m)

uPVC double glazed window to rear aspect, build in wardrobes, central heating radiator.

En-suite shower room

A three piece suite comprising, shower cubicle, wash hand basin, low level wc, frosted uPVC double glazed window.

Bedroom Two

9'1x11'1 (2.77mx3.38m)

uPVC double glazed window to front aspect, central heating radiator

Bedroom Three

11'1x9 (3.38mx2.74m)

uPVC double glazed window to front aspect, central heating radiator

Family Bathroom

A three piece suite comprising, panelled bath, wash hand basin, low level wc, tiled splash backs, extractor fan and frosted uPVC double glazed window.

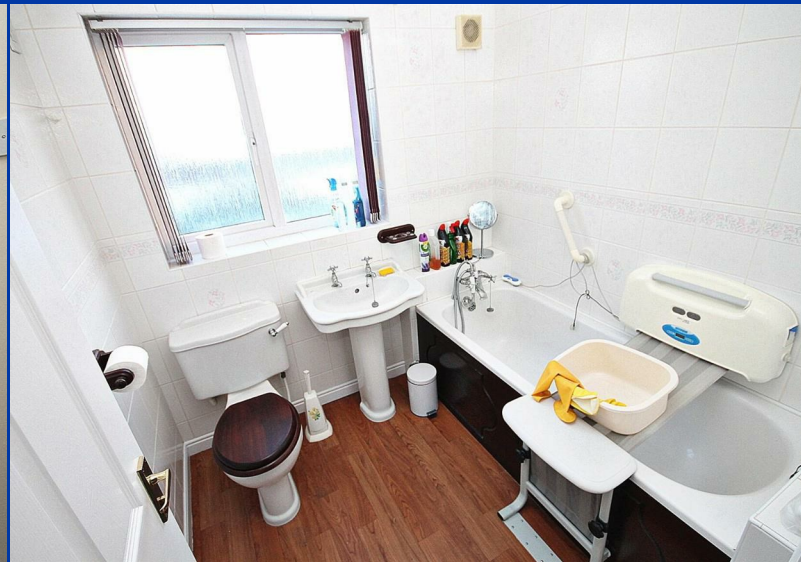
Outside

The property stands on a good size plot with driveway and garage to front and lawn area enclosed by hedging. The rear garden is enclosed and has gated access, it is made private by high hedging to one side, and has a paved patio area with steps leading down to the grassed area, there is ideal space for storage down one side of the property.

Garage

17'9x9 (5.41mx2.74m)

Up and over door, wall mounted gas boiler, lighting, electric points, door giving access to house.



OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

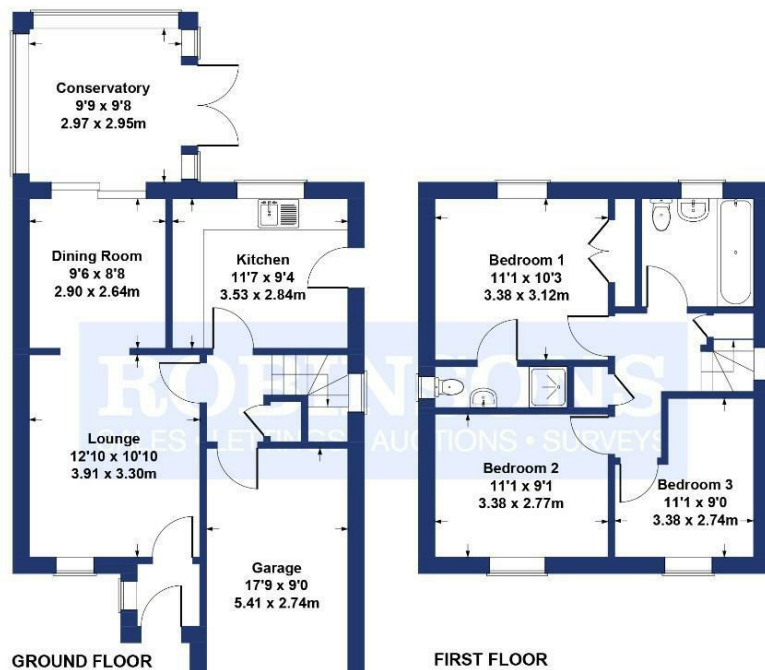
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

15 Priory Gardens
Approximate Gross Internal Area
1134 sq ft - 105 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	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(48-54)	E		
(35-47)	F		
(1-34)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(48-54)	E		
(35-47)	F		
(1-34)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

DURHAM SALES & LETTINGS OFFICE DURHAM CITY

1 Old Elvet
DH1 3HI

T: 0191 386 2777 (Sales)
T: 0191 383 9994 (option1) (Lettings)
E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street
DH3 3BH

T: 0191 387 3000
E: info@robinsonscs.co.uk

SPENNYMOOR

11 Cheapside
DH16 6QE

T: 01388 420444
E: info@robinsonsspenny Moor.co.uk

DARLINGTON

7 Duke Street
DL3 7RX

T: 01325 484440
E: info@robinsonsdarlington.co.uk

MIDDLESBROUGH

26 Stokesley Road
TS7 8DX

T: 01642 313666
E: info@robinsonsmiddlesbrough.co.uk

BISHOP AUCKLAND

120 Newgate Street
DL14 7EH

T: 01388 458111
E: info@robinsonsbishop.co.uk

STOCKTON

21 Bishop Street
TS18 1SY

T: 01642 607555
E: info@robinsonstockton.co.uk

REGIONAL LETTING & MANAGEMENT CENTRE DURHAM CITY

14 West Terrace
DH6 4HP

T: 0191 383 9994 (option 2)
T: 0191 383 9994 (option1) (Lettings)
E: admin@robinsonslettings.co.uk

CROOK

Royal Corner
DL15 9UA

T: 01388 763477
E: info@robinsonscrook.co.uk

SEDFIELD

3 High Street
TS21 2AU

T: 01740 621777
E: info@robinsonssedgefield.co.uk

HARTLEPOOL

106 York Road
TS26 9DE

T: 01429 891100
E: info@robinsonshartlepool.co.uk

INGLEBY BARWICK

Barwick Lodge
TS17 0RH

T: 01642 762944
E: info@robinsonsbarnwick.co.uk

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.



ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Royal Corner, Crook, County Durham, | Tel: 01388763477 | info@robinsonscrook.co.uk

www.robinsonsestateagents.co.uk