



Low Willington, Willington, DL15 0BB
2 Bed - House - Mid Terrace
Starting Bid £52,000

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For sale by modern auction, guide price £52,000 plus reservation fee.

We are delighted to offer to the sales market this exceptionally presented cottage style two bedroom mid terrace house, which has had refitted kitchen and bathroom. It is warmed by gas combination boiler and is fully UPVC double glazed.

In brief the floor plan comprises of entrance vestibule, dining room, lounge, L shaped kitchen with ample storage space and space for appliances.

To the first floor there are two bedrooms and a bathroom which is accessed via the second bedroom, however, there would be potential to put in a corridor giving a bit more privacy.

Outside there is a enclosed garden to the front and a enclosed yard to rear.

The property is situated towards the outskirts of Willington and is close to bus links, schooling and amenities.

An internal viewing comes highly recommended, please contact Robinson's today to arrange yours.

Entrance Hallway

Via UPVC double glazed entrance door, stair case leading to first floor landing.

Dining Room

12'8 x 11'7 (3.86m x 3.53m)

With UPVC double glazed window to front aspect, central heating radiator, wood effect laminate flooring, under stairs storage cupboard.

Lounge

9'9 x 10'10 (2.97m x 3.30m)

Door giving access to kitchen.

Kitchen

9'7 x 11'6 (2.92m x 3.51m)

Well fitted with a range of quality wall, base and drawer units with butcher block style working surfaces incorporating a 1.5 inset stainless steel sink unit with mixer tap and drainer, four ring ceramic hob with built in oven below, space for appliances, tiled effect laminate flooring, UPVC double glazed window to rear aspect, double glazed door giving access to rear yard.

First Floor Landing

With loft hatch.

Bedroom One

12'9 x 12'0 (3.89m x 3.66m)

With UPVC double glazed window to front aspect, central heating radiator, built in storage cupboard, over stairs storage cupboard housing the gas combination boiler.

Bedroom Two

9'11 x 10'10 (3.02m x 3.30m)

With UPVC double glazed window to rear aspect and central

heating radiator. Please note the access to the bathroom is through Bedroom Two.

Family Bathroom

Refitted with a three piece white suite comprising of panelled bath with mixer tap and mains shower attachment over, wash hand basin with mixer tap and cupboard below, low level W.C., heated towel rail and frosted UPVC double glazed window, tiled effect laminate flooring.

Outside

To the front of the property there is an enclosed garden and to the rear there is an enclosed yard.

Modern auction

The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non- refundable Reservation Fee which secures the transaction and takes the property off the market. The buyer will be required to sign an Acknowledgment of Reservation form and all terms and conditions can be found in the Legal Pack which can be downloaded for free from the auction section of our website



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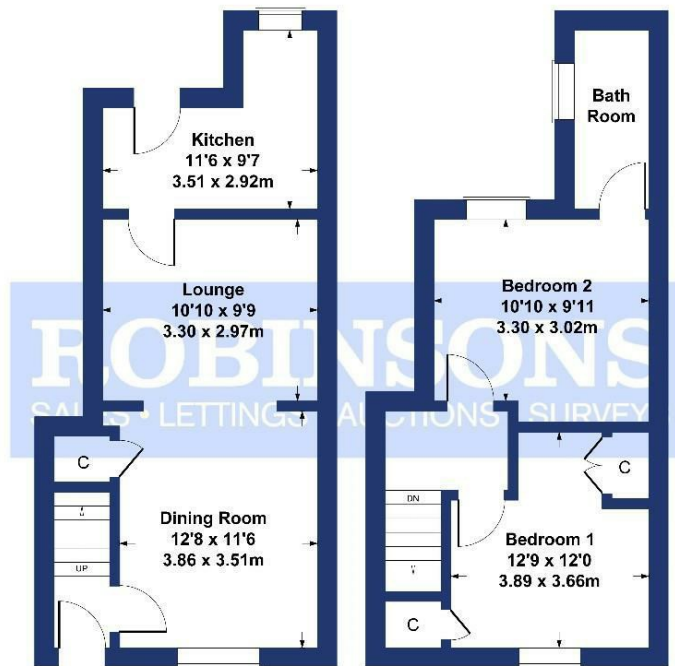
Strategic Marketing Plan

Dedicated Property Manager

Low willington, willington

Approximate Gross Internal Area

714 sq ft - 66 sq m



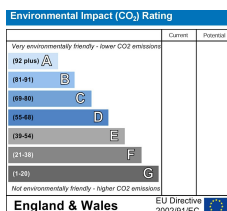
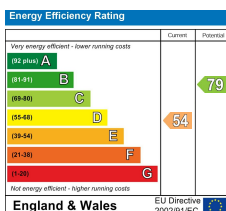
GROUND FLOOR

FIRST FLOOR

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



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