



RYAN JAMES

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A bespoke & personal service, defined by expertise.



16 Robinson Close, Crook Willington DL15 0GF

£160,000

This modern, immaculate detached family home is situated on an enviable corner plot and has been greatly improved by its current owners allowing for immediate occupation, located on a popular residential development within walking distance of Willington high street and the range of amenities it has to offer. Over two floors the spacious accommodation comprises an entrance hall with storage cupboard, a cloakroom/w.c., a lounge with bay window, a modern dining kitchen with integrated appliances & patio doors to the rear garden, a utility room, a first floor landing, a master bedroom with en-suite shower room, two double bedrooms and a modern family bathroom. To the exterior of the property, there is a lawned front garden, length driveway leading to the garage providing off street parking whilst to the rear a low maintenance garden extending down both sides of the property. With the added benefits of gas central heating, double glazing & the potential of no onward chain, viewing is recommended to appreciate the size, location, presentation and private plot of the accommodation on offer. EPC 'C'.



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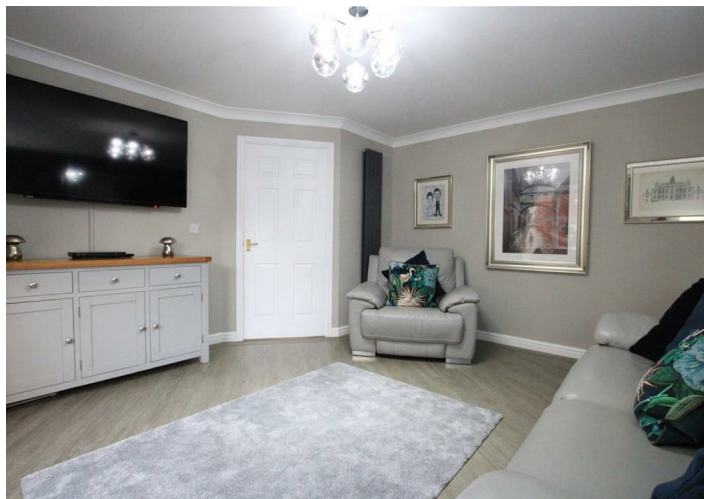




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The Accommodation Comprises

Entrance Hall

With composite door to the front elevation & double glazed window to the side, tiled floor, understairs storage cupboard, radiator and stairs to the first floor landing.

Lounge

12'10 x 15'7 (3.91m x 4.75m)

With double glazed bay window to the front elevation, Karndean flooring, TV & telephone points and radiator.

Cloakroom/WC

Including a low level wc, wash hand basin, splashback, tiled floor, extractor fan and radiator.

Kitchen/Diner

17'10 x 12 (5.44m x 3.66m)

Including a modern fitted range of wall, drawer and base units incorporating rolled edge work surfaces, one and a half bowl sink unit with drainer & mixer taps over, integrated electric oven & hob, extractor hood & light, dishwasher, space for a fridge freezer, underlighting, tiled floor, television point, radiator and double glazed window & patio doors to the rear elevation.

Utility Room

5'5 x 5'3 (1.65m x 1.60m)

With double glazed door to the side elevation, solid wood worktop, space for a washing machine & dryer, tiled splashback and wall mounted gas combination boiler.

First Floor Landing

With double glazed window to the side elevation, access to the roof space and storage cupboard.

Master Bedroom

12'11 x 11'2 (3.94m x 3.40m)

With double glazed window to the front elevation, television point and radiator.

En-Suite Shower Room

Including a step in shower cubicle, wash hand basin, low level wc, radiator, part tiled walls and double glazed window to the front elevation.

Bedroom Two

10 x 9'8 (3.05m x 2.95m)

With double glazed window to the rear elevation, television point and radiator

Bedroom Three

10'2 x 8 (3.10m x 2.44m)

With double glazed window to the rear elevation and radiator.





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Family Bathroom

Including a modern white three piece suite with fully tiled walls comprising of a panelled bath, pedestal wash hand basin, low level w.c., radiator, extractor fan, storage cupboard, part tiled walls and double glazed window to the rear.

Exterior

Garage

With up & over door, light and power.

Off Street Parking

Length driveway leading to the garage providing ample of street parking.

Front Garden

Enclosed front garden with fenced boundaries laid to lawn, mature shrubs and pathway leading to the front elevation.

Rear Garden

Rear garden laid mainly to lawn with patio seating area, fenced boundaries and side access leading to the front.

Free Valuation

If you are looking to sell a property Ryan James Estate Agents offers a FREE NO OBLIGATION market appraisal service designed to give you the best advice on marketing your property. Contact our Bishop Auckland team on 01388 737477 to book an appointment.

Viewing

Viewing is Strictly By Appointment Only.

Mortgage Advice

Ryan James Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage advisor.

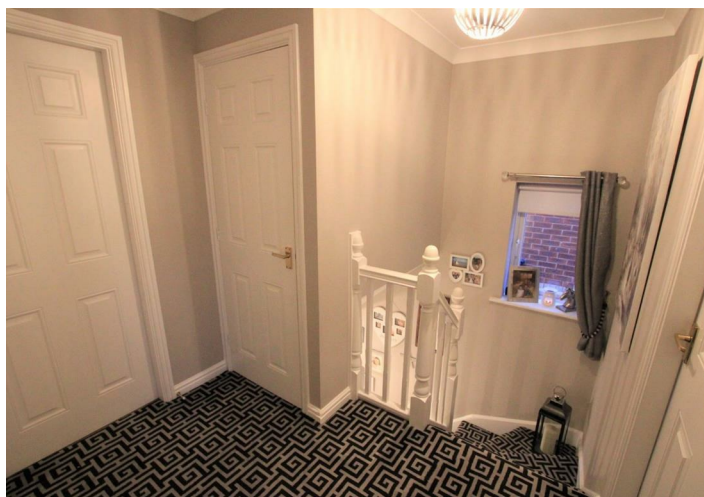
*** Remember your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it ***

Freehold

Ryan James Estate Agents believes the property is freehold but we always recommend verifying this with your solicitor should you decide to purchase the property.

1. Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation.

2. Ryan James Estate Agents has not tested any services, appliances





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or heating and no warranty is given or implied as to their condition.

3. All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error

4. The Floorplans that are provided are purely to give an idea of layout and as such should not be relied on for anything other than this. It is highly likely the plans do not show cupboards, indents, fireplaces or recesses and are not drawn to scale or with doors, staircases and windows in the correct scale or position. Buyers must satisfy themselves of any size or shape before committing to any expense.

5. All EPC's are generated by a third party and Ryan James Estate Agents Ltd accepts no liability for their accuracy.





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