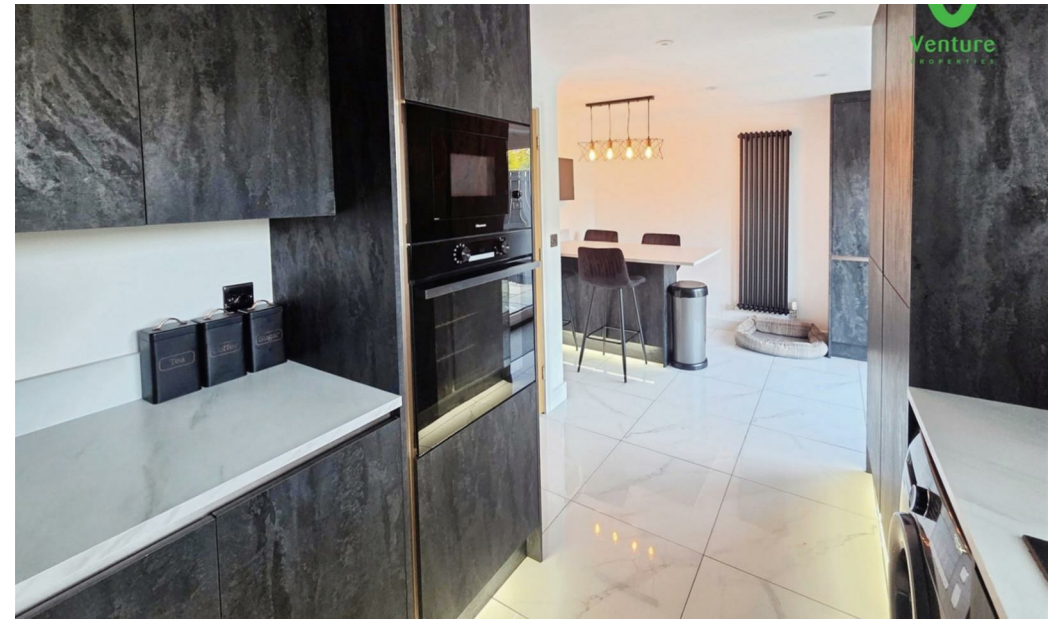




## Richardson Court

Willington DL15 0EB

£165,000



This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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# Richardson Court

Willington DL15 0EB



- Three Bedroom Semi Detached
- EPC Grade C
- Block Paved Driveway

- Very Well Presented
- Office Room
- Rear Landscaped Garden

- Luxury Fitted Kitchen
- En Suite Shower Room
- Ideal Family Home

A lovely renovated three-bedroom semi-detached home, perfect for modern family living. Showcasing contemporary style throughout, the property greets you with a welcoming entrance and flows effortlessly into the bespoke fitted kitchen and breakfast room. Here, patio doors open directly onto the garden, creating an inviting space for relaxing summer mornings or entertaining family and friends.

The thoughtfully designed accommodation includes a spacious living area and a versatile office, expertly converted from the former garage, ideal for those working from home or requiring a private study area. Upstairs, the principal bedroom benefits from a stylish en suite shower room, complemented by a sleek, modern family bathroom, ensuring comfort and convenience for all residents.

Boasting three well-proportioned bedrooms and two modern bathrooms, this home effortlessly blends practicality with luxury. Outside, a private driveway provides off-street parking, offering added peace of mind.

Willington is renowned for its family-friendly environment, with attractive surroundings and a genuine community spirit. Residents enjoy tranquil walks around the neighbourhood and a safe, friendly atmosphere that makes settling in easy. Families will appreciate the outstanding selection of schools nearby, including Willington Primary School just 162 yards from the doorstep, Our Lady and St Thomas Catholic Primary School only 0.3 miles away, and St Stephen's Church of England Primary School, also just 0.3 miles from home – all rated 'Good' by Ofsted.

This impressive property has been finished to an excellent standard throughout and represents a fantastic opportunity for those seeking a move-in ready family home in a highly desirable village location. Arrange a viewing today to fully appreciate all that this stunning home and its surroundings have to offer.

## Ground Floor

### Entrance Hallway

Via composite front entrance door, laminate flooring and central heating radiator.

### Lounge

13'8" x 10'1" (4.181 x 3.086)

Having laminate flooring, central heating radiator and uPVC double glazed window to front.

### Inner Hallway

With stairs rising to first floor, laminate flooring and large storage cupboard.

### Office

8'5" x 6'6" (2.572 x 1.984)

Was Formerly the garage and has been partitioned off partially to create an office room. Storage to the front with electric roller shutter door.

### Kitchen/Breakfast Room

18'8" x 10'11" (5.705 x 3.332)

A quality fitted with a range of wall and base units with contrasting work surfaces over, integrated appliances to include eye level electric oven and microwave, separate touch electric hob, fridge and freezer, built in breakfast table, television point vertical radiator and sliding patio doors to rear garden.

## First Floor

### Landing

With airing cupboard

### Bedroom One

13'1" x 9'11" (3.990 x 3.027)

Having central heating radiator and uPVC double glazed window to front.

### Ensuite Shower Room/WC

Fitted with a modern suite comprising of double shower cubicle with mains shower over, wc, wash hand basin set to vanity unit and vertical radiator.

### Bedroom Two

11'1" x 9'4" (3.390 x 2.848)

Having central heating radiator and uPVC double glazed window to rear.

### Bedroom Three

9'2" x 7'11" (2.816 x 2.424)

Having central heating radiator and uPVC double glazed window to rear.

### Bathroom/WC

Fitted with a P shaped bath with mains shower over and screen, wc, wash hand basin and black heated towel rail.

## Externally

To the front is a block paved driveway allowing for off road parking leading to a garage which the owners have converted partially into a home office.

To the rear is a good sized landscaped patio garden.

## Energy Performance Certificate

To view the full Energy Performance Certificate please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/1137-5329-5200-0260-3272>

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.

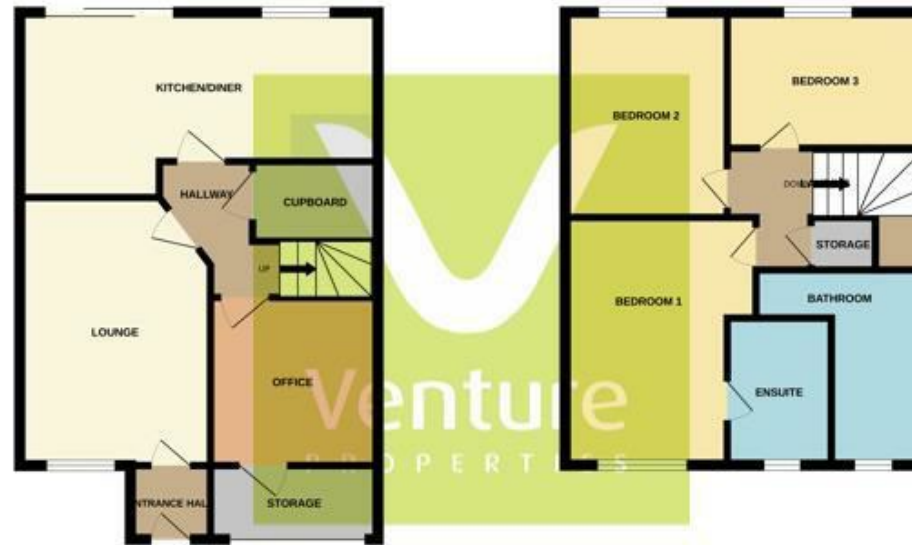
Flood Risk: Very low risk of surface water flooding and flooding from the rivers and sea

Disclaimer

The preceding details have been sourced from the seller, OntheMarket.com and other third parties. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Venture Properties (Crook) Limited cannot accept liability for any information provided.

GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the description contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Property Information

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