



**Armstrong Drive, Willington, DL15 0GB**  
**3 Bed - House - Semi-Detached**  
**£149,950**

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS



\* NO FORWARD CHAIN \* WELL PRESENTED THROUGHOUT  
\* EN-SUITE SHOWER ROOM \* FRONT AND REAR  
GARDENS \* DRIVEWAY AND GARAGE \* MODERN  
HOUSING DEVELOPMENT \* VIEWING HIGHLY  
RECOMMENDED \*

1000 Mbps

Mobile Signal: Average

#### Disclaimer

The preceding details have been sourced from the seller and OntheMarket.com. 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. Robinsons cannot accept liability for any information provided.

Offered to the sales market with the benefit of no forward chain, is this well presented three bedroom semi-detached house. The property has spacious accommodation throughout with the benefit of two reception rooms, cloakroom/WC and a en-suite shower room to the main bedroom. The house is warmed by a gas combination boiler and has UPVC double glazed windows.

The internal accommodation comprises; entrance hallway, cloakroom/WC, lounge, dining room with patio doors leading to the rear garden. Kitchen which is well fitted with a range of wall, base and drawer units with space for appliances. To the first floor there are three bedrooms, the main having a en-suite shower room and to conclude the accommodation there is a family bathroom.

Outside the property has a lawned garden to the front and a large driveway allowing off road parking for several cars and leads to the detached garage. The rear garden is enclosed and has a paved patio and lawn area.

Armstrong Drive is located on a modern housing development in Willington and is within walking distance of schooling, shopping amenities and bus links.

An internal viewing comes highly recommended, please contact Robinsons today to arrange yours.

#### Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas central heating

Tenure: Freehold

EPC Rating: C

Durham Council Tax Band: B

Annual Price:

£1,714 (min)

Broadband

Basic

19 Mbps

Superfast

80 Mbps

Ultrafast







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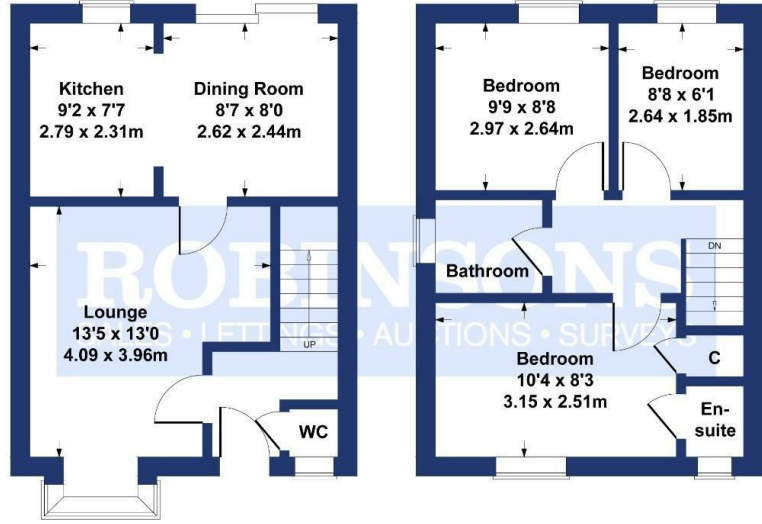
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Armstrong Drive Willington

Approximate Gross Internal Area  
728 sq ft - 68 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. 2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
		71	89
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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