



Low Willington, Willington, DL15 0BG  
2 Bed - Bungalow - Semi Detached  
£165,000

**ROBINSONS**  
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## Low Willington Willington, DL15 0BG

\* NO FORWARD CHAIN \* AMPLE OFF ROAD PARKING \* FRONT AND REAR GARDENS \* POTENTIAL FOR LOFT CONVERSION \* VIEWING HIGHLY RECOMMENDED \*

We have the pleasure of offering to the sales market, with the added benefit of no onward chain this two bedroom semi-detached bungalow. The bungalow sits on a generous size plot with front and rear gardens and ample off road parking. It is warmed by a gas combination boiler and has UPVC double glazed windows.

One of the stand out features of this property is the loft size and the potential for conversion (with the correct planning and consent), as the neighbouring property has done.

The internal accommodation comprises; entrance hallway, lounge, dining room with sliding patio doors leading to the garden. Kitchen which is fitted with a range of wall, base and drawer units with space for appliances. Door giving access to what previous was the garage but has now been converted to another internal room and could be used for many purposes, including a second lounge/snug, utility room or home office. Two bedrooms, the main having fitted wardrobes and cupboards. To conclude the internal accommodation there is a shower room.

The bungalows gardens are all enclosed and to the front of the property is a driveway allowing off road parking with a lawned area to the side. The rear garden has two patio area's, artificial grass and space for shed storage.

The property conveniently located in Low Willington, where bungalows rarely come available and is close to bus links and amenities. Other towns are within close proximity including Bishop Auckland and Crook.

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



















### Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas central heating

EPC Rating: E

Tenure: Freehold

Durham Council Tax Band: C

Annual Price: £2,161

Broadband

Basic

16 Mbps

Superfast

71 Mbps

Ultrafast

1000 Mb

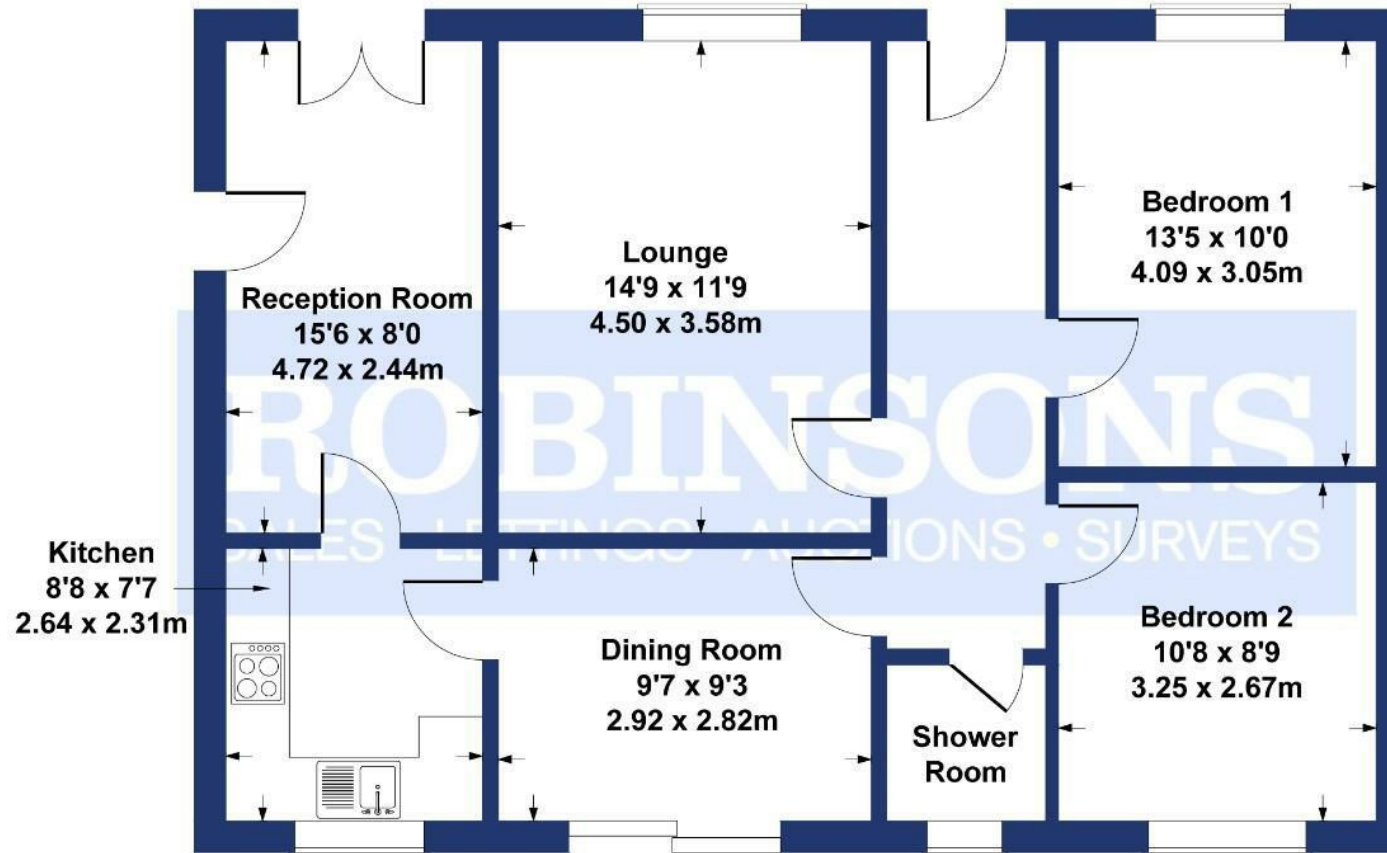
Mobile Signal: Average/Good

### 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.

# Low Willington

Approximate Gross Internal Area  
893 sq ft - 83 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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) <b>A</b>			
(61-81) <b>B</b>			
(49-60) <b>C</b>			
(35-48) <b>D</b>			
(29-34) <b>E</b>			
(21-28) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

69

50

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

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