

Armstrong Drive, Willington, DL15 0GB 3 Bed - House - Detached £200,000

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# Armstrong Drive Willington, DL15 0GB

\* NO ONWARD CHAIN \* GROUND FLOOR EXTENSION \*

Robinsons are delighted to receive instructions to sell this extended three bedroom detached house with the benefit of no forward chain. The house should prove to be a fantastic family home, having spacious accommodation throughout, including a ground floor extension, creating a further reception room.

The property is warmed by a gas combination boiler, which was refitted from the original, and it is fully UPVC double glazed.

The internal accommodation comprises of entrance hallway, cloakroom/WC, lounge with bay window to front aspect, kitchen/dining room which is fitted with a range of wall, base and drawer units with space for appliances. Useful utility room and sun room extension, creating a fantastic second lounge area.

To the first floor there are three bedrooms, all being a generous size, the main having the benefit of an en-suite shower room. To conclude the accommodation there is a family bathroom.

Outside to the front of the property there is a driveway, leading to a single garage, which has been extended with a storage /workshop area to the rear. The rear garden is enclosed and has a good degree of privacy, it is mostly laid to lawn with mature fruit trees.

Armstrong Drive is well positioned in Willington, being close to schooling, amenities and bus links. Crook and Bishop Auckland are also within a short driving distance away.

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





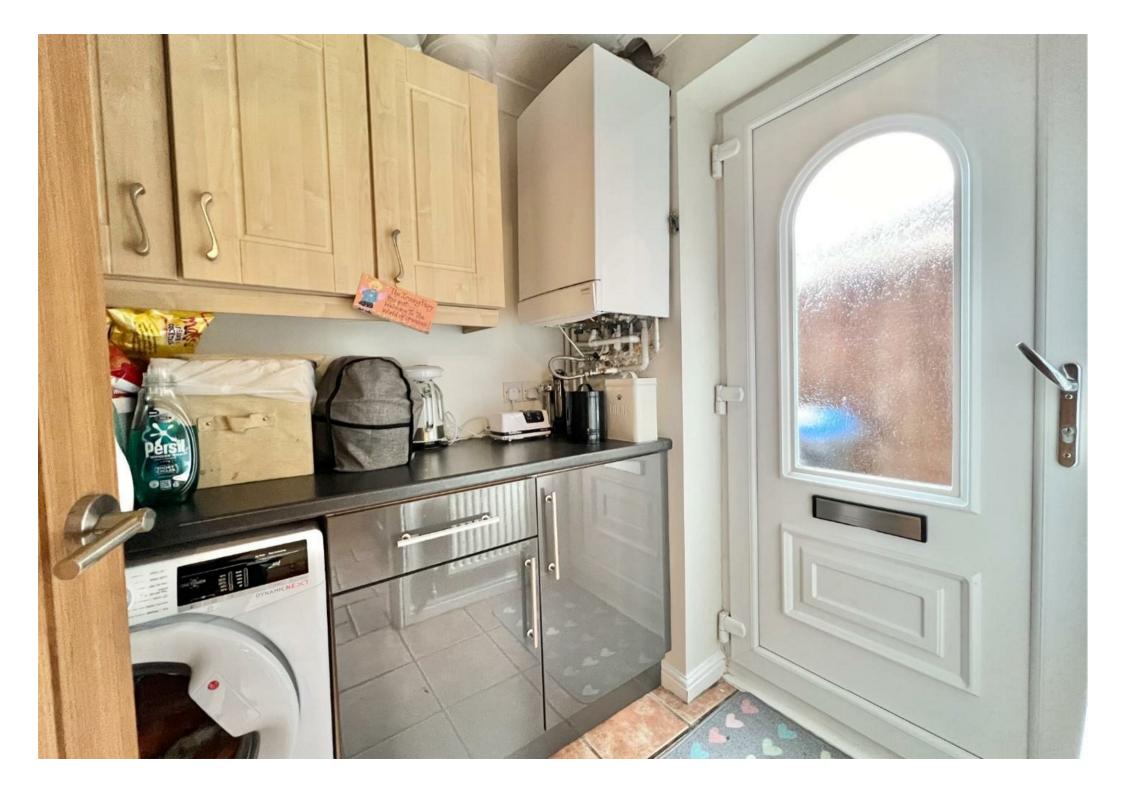












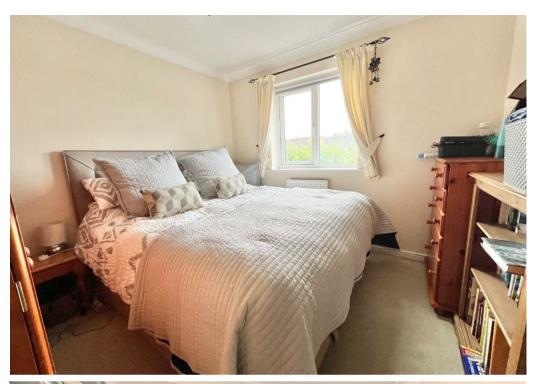














### **Agents notes**

Electricity Supply: Mains Water Supply: Mains Sewerage: Mains

Heating: Gas central heating

EPC Rating: C Tenure: Freehold

Durham Council Tax Band: C

Annual Price: £2,161

Broadband
Basic
18 Mbps
Superfast
80 Mbps
Ultrafast
1000 Mbps

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.









## **Armstrong Drive Willington** Approximate Gross Internal Area 1457 sq ft - 135 sq m Storage Sun Room 10'4 x 9'0 11'9 x 9'7 3.15 x 2.74m 3.58 x 2.92m Bedroom 2 Bedroom 3 Kitchen/ 9'9 x 9'7 10'0 x 7'9 Garage **Dining Room** 2.97 x 2.92m 3.05 x 2.36m 17'9 x 12'9 17'6 x 9'0 5.41 x 3.89m 5.33 x 2.74m **Utility Room** Bedroom 1 Lounge 11'3 x 11'1 15'6 x 12'9 3.43 x 3.38m 4.72 x 3.89m

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. 2024

Vary energy efficient - lower running costs

(92 plus) A

(81-91) B

(93-90) C

(35-64) D

(39-64) E

(21-34) F

(1-20) G

Not energy efficient - higher running costs

England & Wales

EU Directive
2002/91/EC

Energy Efficiency Rating







