



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

ROBINSONS
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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.





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Approximate Gross Internal Area
1457 sq ft - 135 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)	A		85
(81-81)	B		
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

Royal Corner, Crook, County Durham, DL15 9UA
Tel: 01388763477
info@robinsonscrook.co.uk
www.robinsonsestateagents.co.uk

