



Albion Place, Willington, DL15 0EH  
3 Bed - House - Mid Terrace  
£650 Per Calendar Month

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

# Albion Place Willington, DL15 0EH

\* RECENTLY REFURBISHED \*

We have the pleasure of offering to the lettings market, this recently refurbished three bedroom house. The house has recently undergone a programme of refurbishment which includes a new kitchen and bathroom, new gas combination boiler and has been fully decorated and new flooring throughout. The property has UPVC double glazed windows.

The internal accommodation comprises; entrance hallway with large storage cupboard, lounge, open plan kitchen/dining room which is fitted with a range of modern wall, base and drawer units with matching central island, space for appliances and dining table.

To the first floor there are three spacious bedrooms and a re-fitted family bathroom.

The house is located within close proximity of shopping facilities, bus links and schooling.

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

SPEFICATIONS - NO PETS NO SMOKERS, ALL APPLICANTS CONSIDERED









### **Agents Notes**

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas central heating

EPC Rating: D

Tenure: Freehold

Council Tax Band: A

Annual Price: £1,621

Broadband

Basic 18 Mbps

Superfast 80 Mbps

Ultrafast 1000 Mbps

Mobile Signal: Average/Good

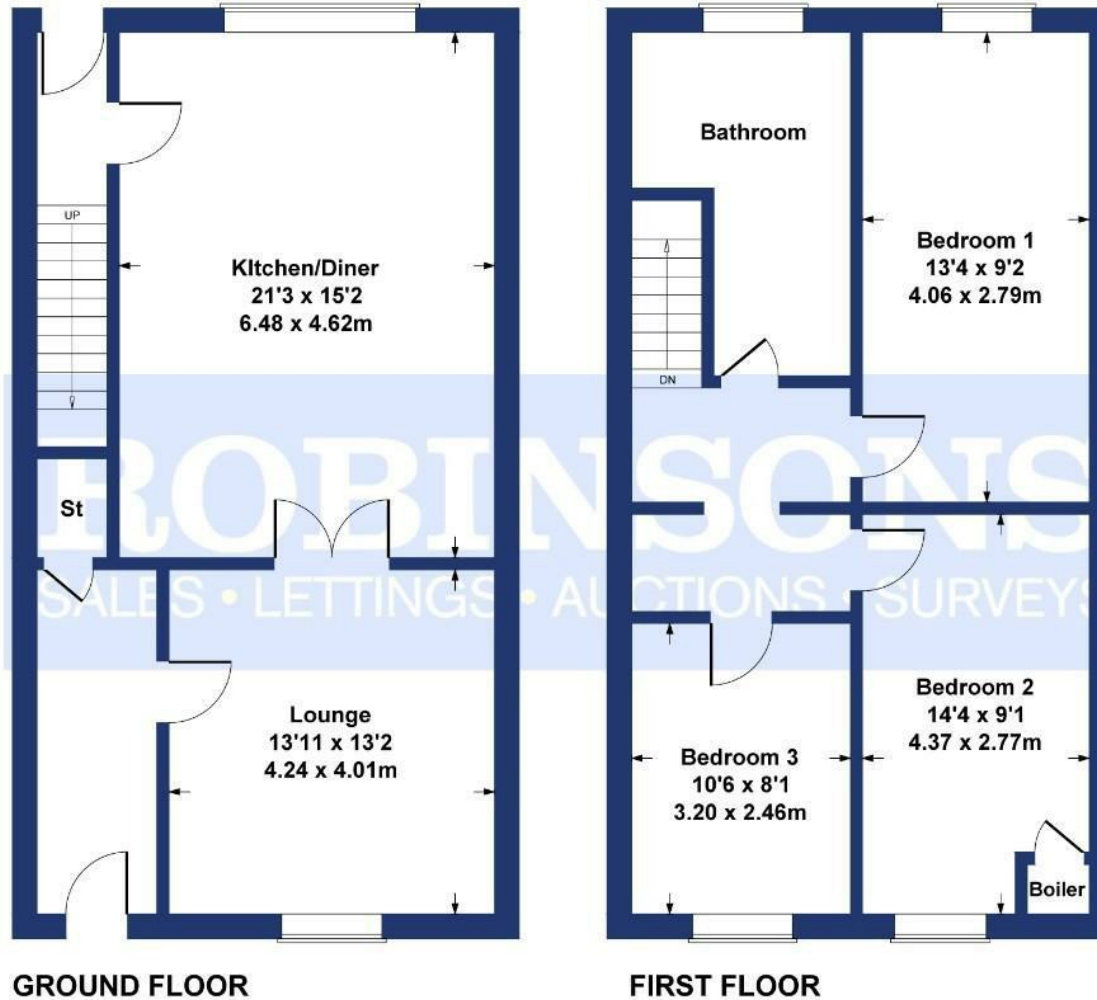
### Disclaimer

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.

# Albion Place Willington

Approximate Gross Internal Area

1320 sq ft - 123 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. 2024

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

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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](mailto:info@robinsonscrook.co.uk)  
[www.robinsonsestateagents.co.uk](http://www.robinsonsestateagents.co.uk)

