



Laburnum Gardens, Willington, DL15 0DB  
3 Bed - House - End Terrace  
£85,000

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# Laburnum Gardens

## Willington, DL15 0DB

\* NO FORWARD CHAIN \*

Offered to the sales market with no forward chain, is this well presented three bedroom end terrace house, which sits on a generous size plot with gardens to front, side and rear. The house is warmed by gas central heating and has UPVC double glazed windows.

The internal accommodation comprises; entrance hallway, lounge with bay window to the front aspect. Dining room, kitchen with a range of wall, base and drawer units with space for appliances. To the first floor there are three bedrooms, two of those being doubles. Bathroom and separate WC.

Outside the gardens are enclosed with gated access and mainly laid to lawn, there is also a brick storage shed.

Laburnum Gardens is positioned on the outskirts of Willington and is within close proximity of schooling, shopping amenities and health care facilities and bus links. Other towns and cities are within a short drive away and include Crook, Bishop Auckland, Spennymoor and Durham City Centre.

Contact Robinsons for further information and to arrange an internal viewing.



















#### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Tenure: Freehold

EPC Rating: D

Durham Council Tax Band: A

Annual Price: £1,701

Broadband

Basic

15 Mbps

Superfast

54 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.



# Laburnum Gardens Willington

Approximate Gross Internal Area  
888 sq ft - 82 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		82
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		63
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



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

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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