



Abbey Gardens, Willington, DL15 0UX  
3 Bed - House - Semi-Detached  
£199,950

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



# Abbey Gardens

## Willington, DL15 0UX

\* NO FORWARD CHAIN \* DRIVEWAY AND GARAGE \* LARGE REAR GARDEN \* BEAUTIFULLY PRESENTED THROUGHOUT \*

Robinsons have the pleasure of offering to the sales market this beautifully presented three bedroom semi-detached house which sits on a generous size plot with driveway and garage and large rear garden. The house has stylish fixtures and fittings throughout, its warmed by a gas combination boiler and has UPVC double glazed windows.

The internal accommodation comprises; entrance hallway with staircase to the first floor landing, lounge with bay window to the front aspect. Open plan kitchen/dining room which is fitted with a range of contemporary wall, base and drawer units with integrated hob and oven, and space for fridge/freezer, washing machine and dining table. Useful utility room with space for tumble dryer.

To the first floor there are three bedrooms, the main having built in wardrobes. Family bathroom with three piece suite, including mains shower over bath. The landing has a built in storage cupboard and a loft hatch with pull down ladder.

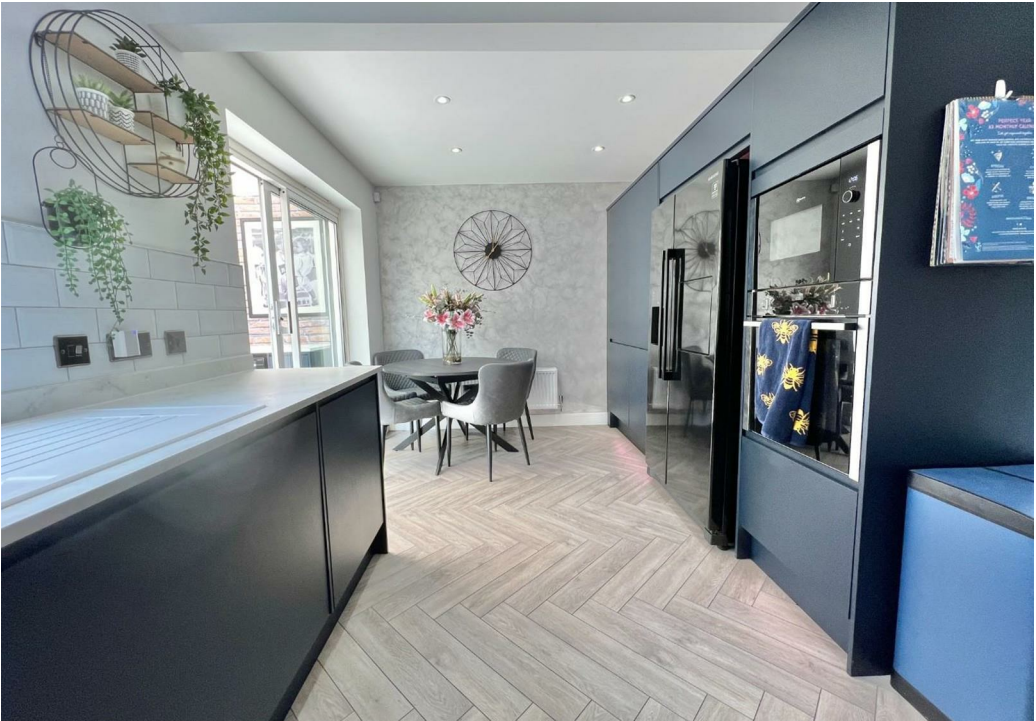
Outside the house has a lawned garden to the front with lengthy driveway to the side allowing off road parking for several cars and leads to the garage. The rear garden is a generous size and has been landscaped with paved patio area, mature shrubs and lawn area and a sheltered garden room.

Willington offers primary and secondary schooling, shopping amenities, healthcare facilities and bus links. Low Willington has a cricket club and public house.

We highly recommend an internal viewing to fully appreciate this house, please contact Robinsons to arrange yours.























#### Agent notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas central heating

EPC Rating: TBC

Tenure: Freehold

Council Tax Band: B

Annual Price: £1,984.00

Broadband

Basic

16 Mbps

Superfast

57 Mbps

Ultrafast

10000 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.



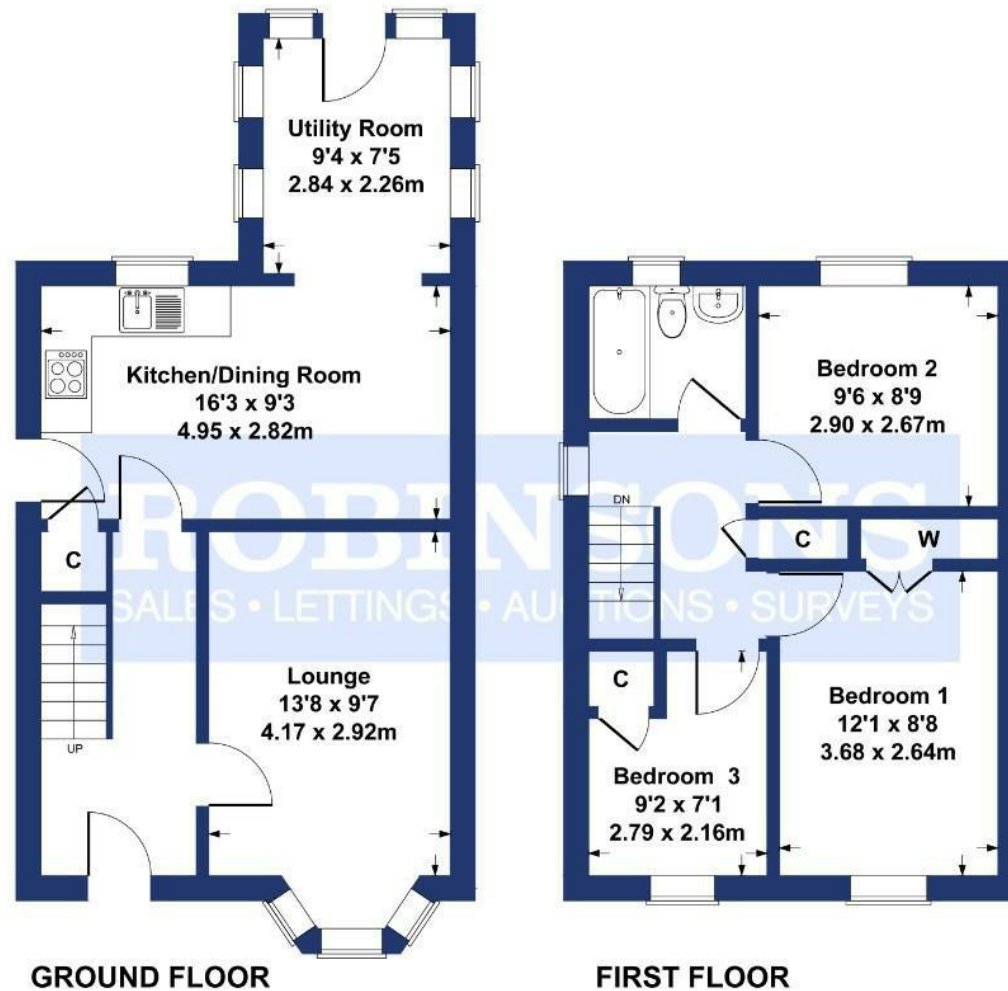






# Abbey Gardens Willington

Approximate Gross Internal Area  
843 sq ft - 78 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. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) <b>A</b>		
(81-81) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.





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