



Armstrong Drive, Willington, DL15 0GB  
3 Bed - House - Detached  
£225,000

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



## Armstrong Drive Willington, DL15 0GB

Robinsons are excited to offer to the sales market this well presented and extended three bedroom detached house. The property should prove to be a fantastic family home having spacious accommodation throughout, including a conservatory to the rear. Outside there is a driveway and garage to the front, while to the rear a large enclosed rear garden.

The internal accommodation comprises; entrance hallway with staircase to the first floor landing and cloakroom/WC. Lounge with bay window to the front aspect. Kitchen/dining room with a range of wall, base and drawer units with space for dining table, useful utility room. Conservatory which overlooks the rear garden.

To the first floor there are three bedrooms, the main having a re-fitted shower room. To conclude the accommodation there is a re-fitted bathroom with attractive three piece suite, including a freestanding bath. The house is warmed by gas central heating and has UPVC double glazed windows.

Outside the house has an enclosed garden to the front with gated access and opens to allow off road parking and a single garage.

The rear garden is a generous size and has a good degree of privacy, it's laid to lawn with paved patio areas and two summer houses with electric power supply.

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.

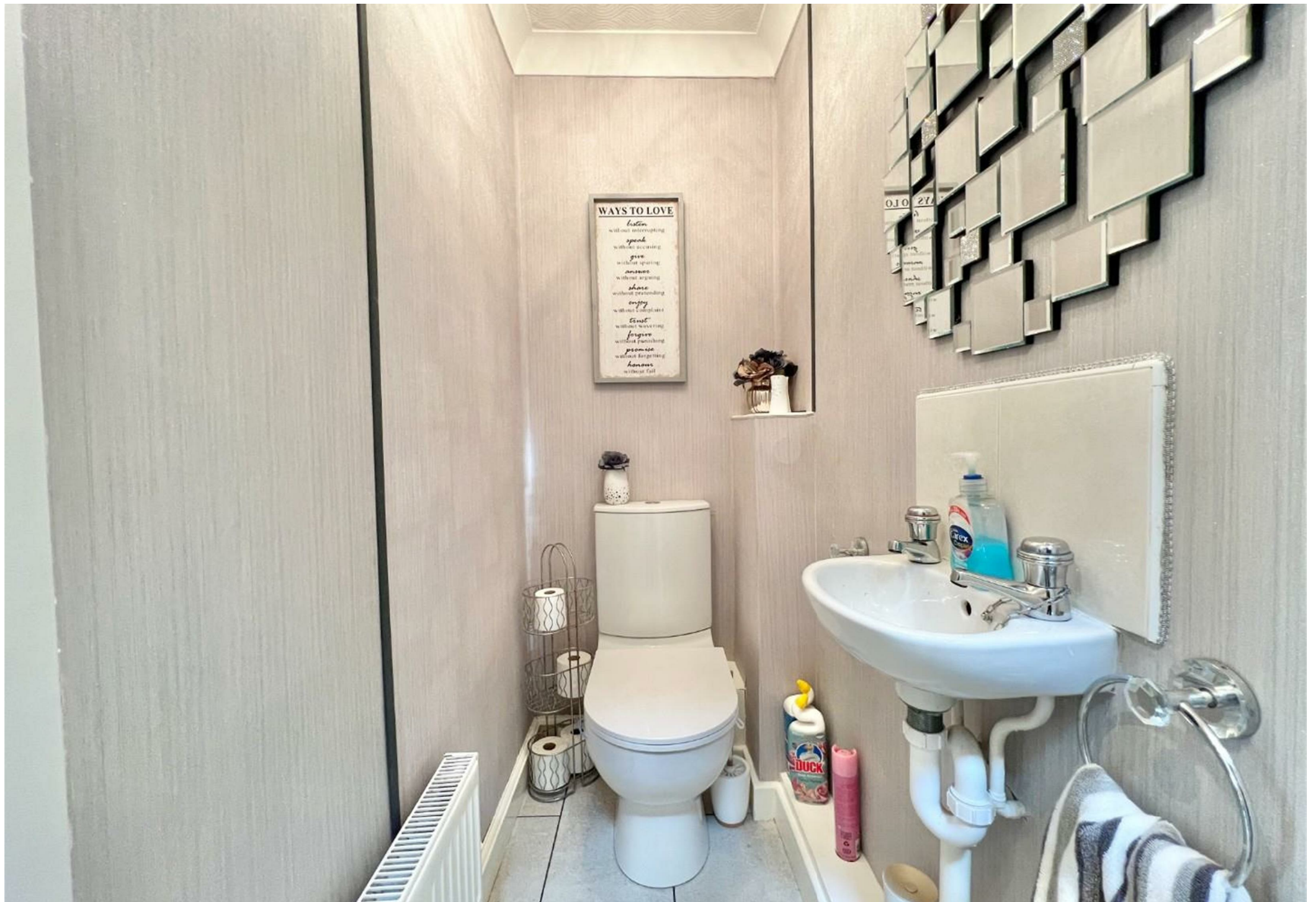
An internal viewing comes highly recommended today, please contact Robinsons today to arrange yours.











WAYS TO LOVE

- listen without interrupting
- speak without accusing
- give without sparing
- answer without arguing
- share without surrendering
- enjoy without complaining
- trust without hovering
- forgive without punishing
- promise without forgetting
- honor without fail















#### Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas central heating

EPC Rating: TBC

Tenure: Freehold

Council Tax Band: C

Annual Price: £2,268

Broadband

Basic

19 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

Mobile Signal: Average

#### 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.



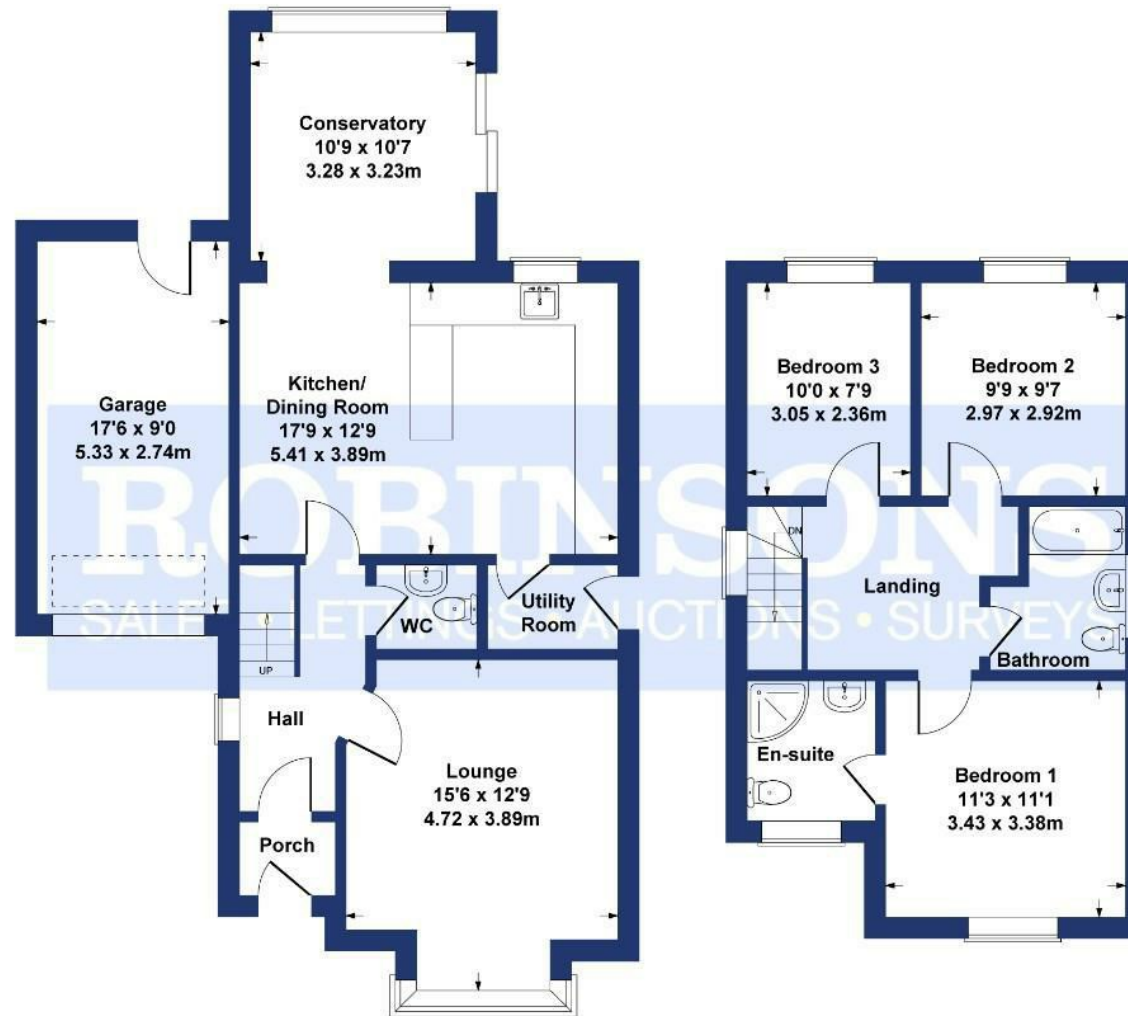






# Armstrong Drive Willington

Approximate Gross Internal Area  
1341 sq ft - 125 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. 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.





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)

