



Armstrong Drive, Willington, DL15 0GB
3 Bed - House - Semi-Detached
£210,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Armstrong Drive Willington, DL15 0GB

Robinsons are delighted to present to the sales market this impressive and greatly extended three-bedroom semi-detached home, offering generous and versatile living space perfect for modern family life.

Beautifully enhanced from its original design, this property now boasts three double bedrooms, each with their own en-suite shower room, sun room extension and detached garden room.

The ground floor accommodation comprises an inviting entrance hallway with cloakroom/WC, a spacious lounge with a bay window to the front, and an impressive open-plan kitchen/dining area. The kitchen is fitted with an extensive range of high-quality wall, base, and drawer units, integrated appliances including a dishwasher, hob, and oven, and space for additional appliances. Sliding doors lead through to the bright sun room extension, which enjoys lovely views over the rear garden.

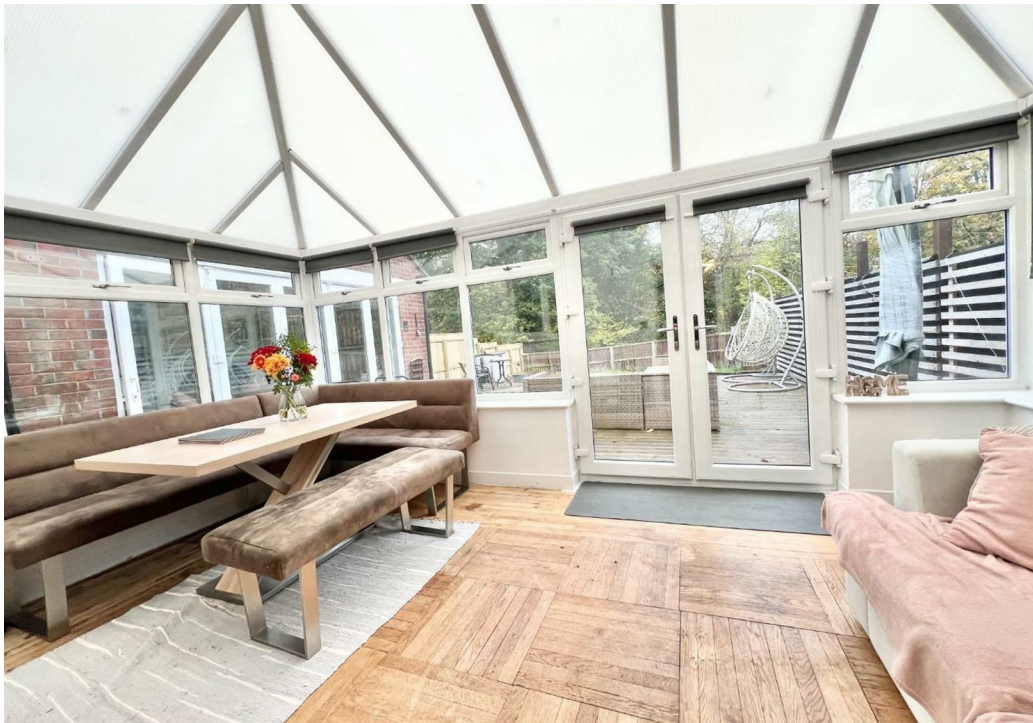
To the first floor are three well-proportioned bedrooms, each benefitting from their own en-suite. The main bedroom includes fitted wardrobes and a beautifully appointed en-suite with freestanding bath, walk-in shower, WC, and wash hand basin.

Externally, the property offers off-road parking for at least two vehicles leading to a garage, currently adapted for storage. The generous rear garden enjoys excellent privacy, a sunny aspect, and a combination of lawn and decking - ideal for outdoor dining and relaxation. The garden also features a versatile garden room with bi-fold doors and electric supply, perfect for entertaining, a home office, or gym.

Situated on the sought-after Armstrong Drive development in Willington, the home is conveniently located close to local schools, shops, healthcare facilities, and transport links.

Contact Robinsons today for further information or to arrange your internal viewing.













Agent Notes

Council Tax: Durham County Council, Band B £1984.00

Tenure: Freehold

Property Construction – Standard,

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains (not metered)

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – no

Probate – being applied for NA

Rights & Easements – None known, check with seller

Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – check with seller

Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – any alterations or conversions etc.

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.





Armstrong Drive willington

Approximate Gross Internal Area
1503 sq ft - 140 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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



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

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

