Albion Place, Willington, DL150EH
3 Bed - House - End Terrace
£88,500

ROBINSONS
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Albion Place
Willington, DL150EH

* NO FORWARD CHAIN * GARAGE/WORKSHOP *

Robinsons are delighted to offer to the market with the benefit of NO FORWARD CHAIN this well-presented three-bedroom end-terrace home, offering spacious accommodation throughout, generously sized bedrooms, and the added benefit of a garage/workshop located to the rear.

The property is warmed by gas central heating and features UPVC double glazing with fitted blinds, ensuring comfort and energy efficiency throughout.

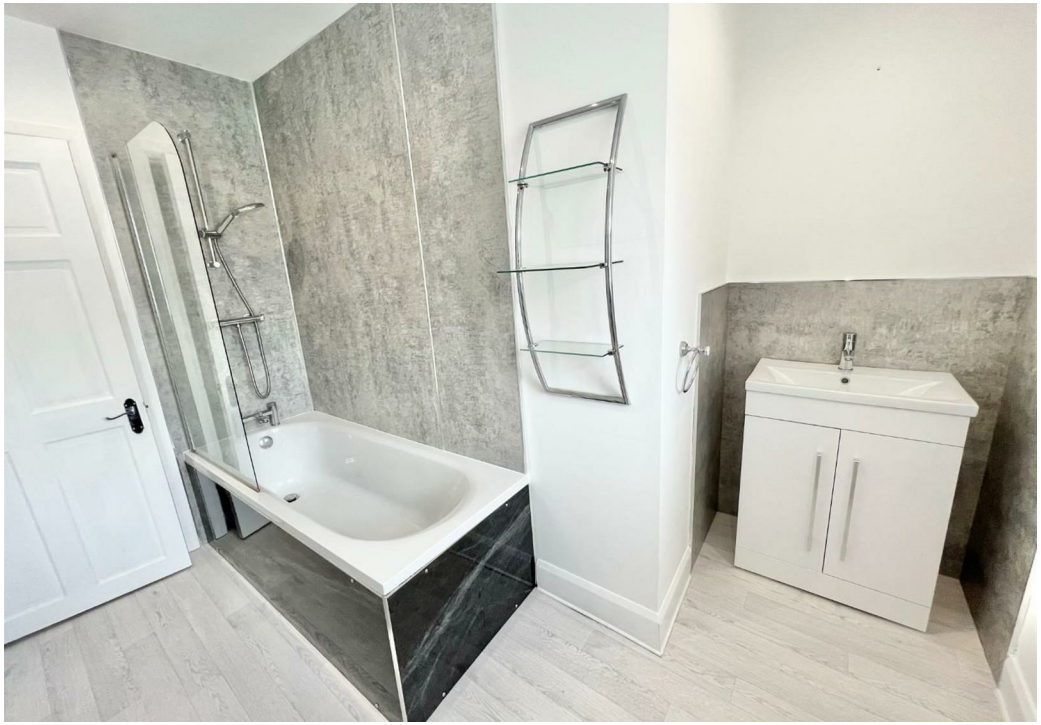
The internal accommodation briefly comprises an entrance hallway leading to a spacious lounge, which flows seamlessly through an archway into the dining room, creating an ideal space for both everyday living and entertaining. The kitchen is fitted with a range of wall, base, and drawer units, complete with an integrated oven and hob, along with space for a washing machine and fridge/freezer.

To the first floor, there are three well-proportioned bedrooms and a modern family bathroom, fitted with a mains-fed shower over the bath and a glass shower screen.

Externally, the property benefits from a garage/workshop to the rear, featuring an electric door, providing secure parking or additional storage space.

Albion Place is conveniently located within easy walking distance of the Co-op and offers excellent access to both primary and secondary schools in Willington.

Early internal viewing is highly recommended, please contact Robinsons to arrange your appointment.



Agents Notes
Council Tax: Durham County Council, Band A Approx £1748.00
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

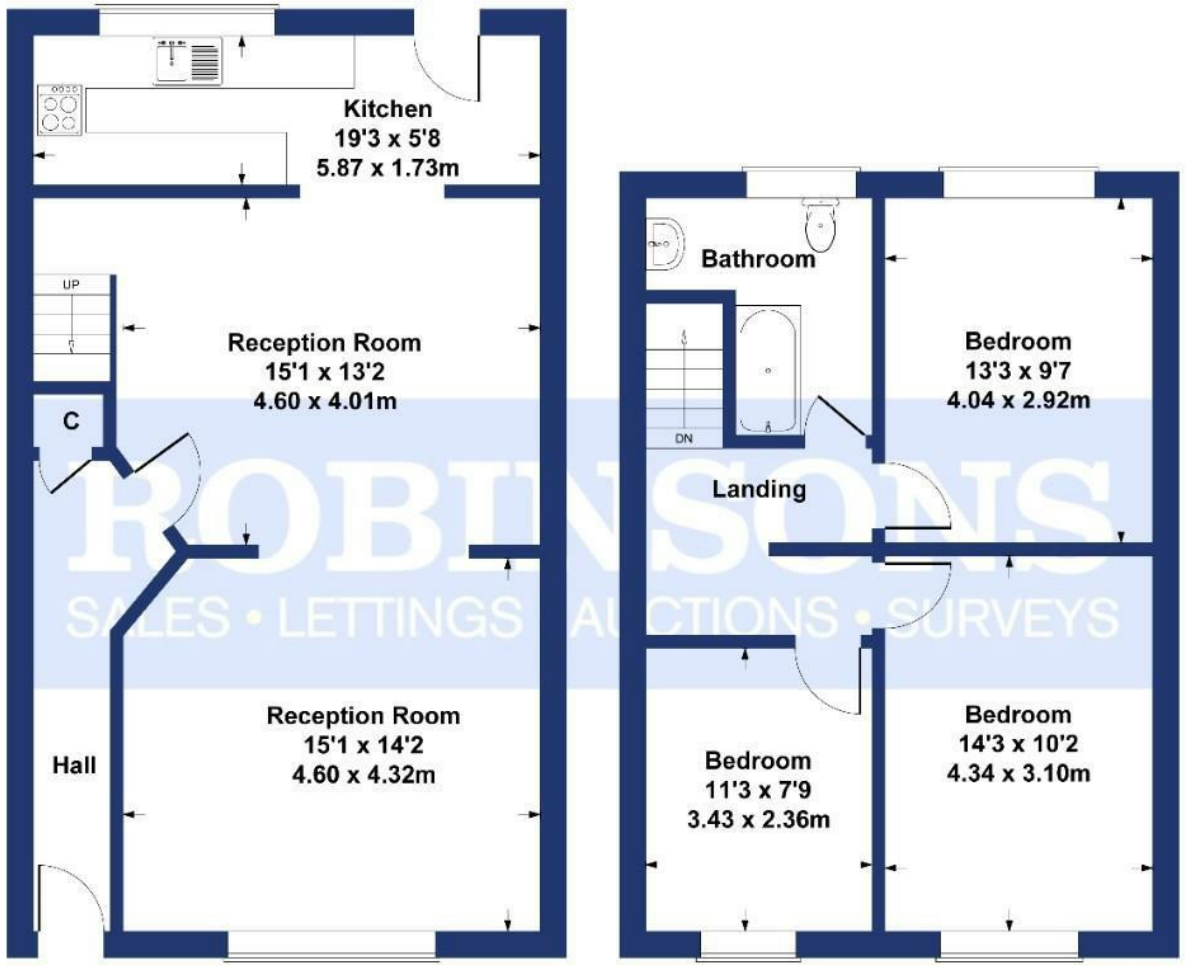
Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.
Selective licencing area – yes
Probate – 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.

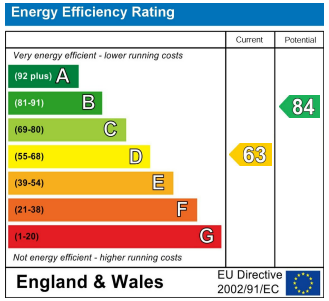
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

Albion Place Willington

Approximate Gross Internal Area
1190 sq ft - 111 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. 2026

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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