



High Street, Willington, DL15 0PA  
3 Bed - Bungalow - Detached  
£265,000

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## High Street Willington, DL15 0PA

Offered to the market with the advantage of no onward chain, this rarely available and unique three-bedroom detached bungalow occupies a large plot with private gardens, ample parking, and a detached garage.

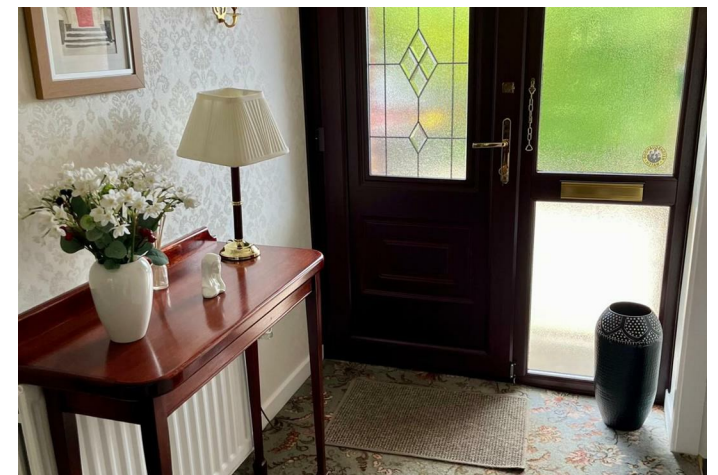
The internal layout comprises a spacious entrance hallway, a generously sized lounge, a separate dining room, a large kitchen, three well-proportioned bedrooms, a bathroom, and an additional separate WC.

Externally, there is ample parking alongside a detached garage measuring 6 metres in length. The property also boasts a large, well-maintained garden offering a high degree of privacy.

Heated by gas-fired central heating, the property benefits from a new roof fitted in 2021, which is still under warranty for seven years.

Located in the popular town of Willington, County Durham, the property is well-positioned near a range of shopping amenities, primary and secondary schools. It is conveniently situated on a bus route and is within close proximity to neighbouring towns such as Crook, Bishop Auckland, and Durham City Centre.

Bungalows of this size rarely come to market, so early viewing is highly recommended.













#### **Entrance Hallway**

#### **Lounge**

19'0" x 14'5" (5.8 x 4.4)

#### **Dining Room**

12'1" x 11'1" (3.7 x 3.4)

#### **Kitchen**

12'1" x 11'1" (3.7 x 3.4)

#### **Bedroom**

11'9" x 10'2" (3.6 x 3.1)

#### **Bedroom**

12'5" x 11'5" (3.8 x 3.5)

#### **Bedroom**

12'1" x 8'6" (3.7 x 2.6)

#### **Bathroom**

8'2" x 6'10" (2.5 x 2.1)

#### **WC**

#### **Garage**

19'8" x 10'2" (6 x 3.1)

#### **AGENTS NOTES**

Council Tax: Durham County Council, Band D Approx £2662.00

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.

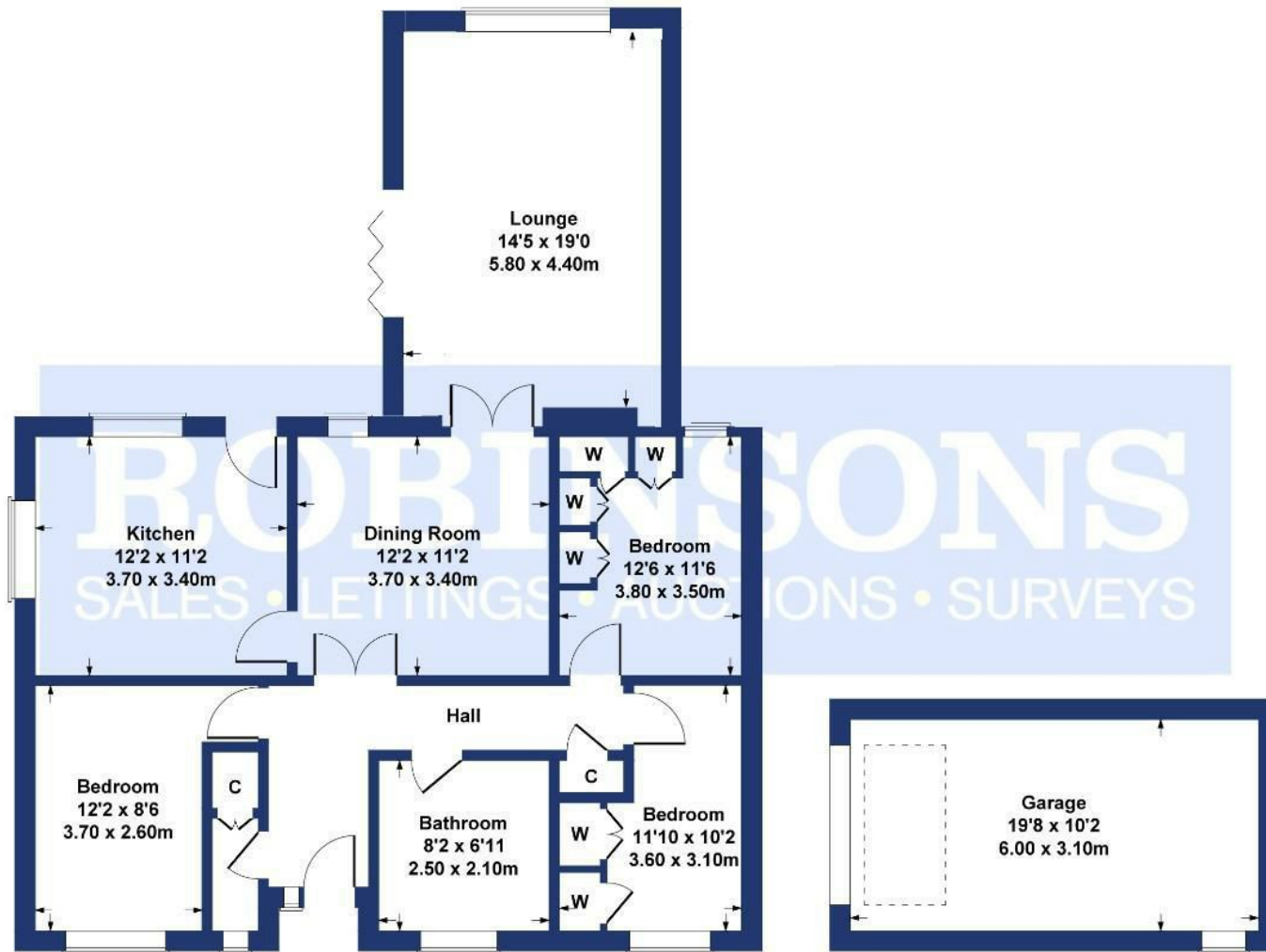
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from 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.



# Beechcroft

Approximate Gross Internal Area  
1281 sq ft - 119 sq m



**GROUND FLOOR**

**GARAGE**

**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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		66	79
		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@robsonscrook.co.uk  
www.robsonsestateagents.co.uk

