



Robinson Close, Willington, DL15 0GF  
3 Bed - House - Semi-Detached  
£160,000

**ROBINSONS**  
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## Robinson Close Willington, DL15 0GF

Robinsons are delighted to bring to the sales market this well-presented and improved three-bedroom semi-detached home, which would make an excellent family property. The house benefits from gas central heating and full uPVC double glazing throughout.

Standout features include a contemporary refitted kitchen with a comprehensive range of wall, base and drawer units with integrated appliances, a double-width driveway, single garage, enclosed rear garden, and a main bedroom with en-suite shower room.

The internal accommodation briefly comprises: entrance porch, a lounge with window to the front aspect, and an inner hallway with staircase to the first-floor landing and internal access to the garage. The refitted kitchen is extensively fitted with modern units and integrated appliances including a double oven and microwave, five-ring gas hob with extractor hood, dishwasher and washing machine. Finished with stylish fixtures and fittings, the kitchen also provides space for a dining table and features patio doors opening onto the rear garden. A ground floor cloakroom/WC completes the accommodation at this level.

To the first floor are three well-proportioned bedrooms, with the main bedroom benefiting from an en-suite shower room. A family bathroom fitted with a three-piece suite completes the first-floor accommodation.

Externally, the property features a double-width driveway to the front providing off-street parking and access to the single garage. To the rear is an enclosed garden, primarily laid to lawn with a paved patio area, ideal for outdoor entertaining.

Robinsons Close is conveniently situated within a modern residential development in Willington, offering easy access to local schools, shopping amenities and bus links.

For further information or to arrange an internal viewing, please contact Robinsons.











### Agent Notes

Council Tax: Durham County Council, Band B £2039.00

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

Sewerage – Mains

Heating – Gas Central Heating

EPC- D Rating

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 – N/A

Rights & Easements – None known.

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 – no

Planning Permission – n/a

Accessibility/Adaptations – no

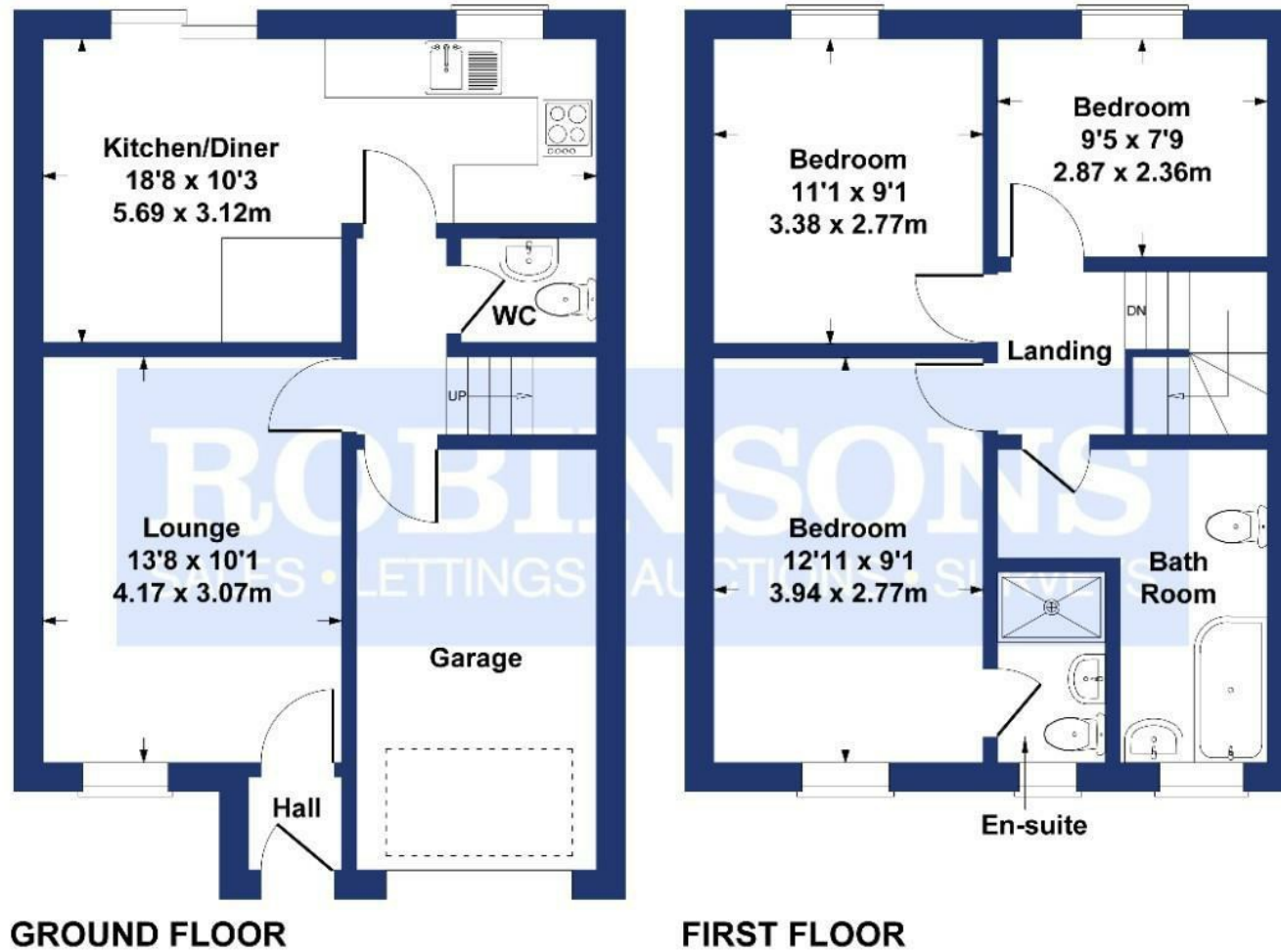
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

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.

# Robinson Close Willington

Approximate Gross Internal Area  
960 sq ft - 89 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. 2026

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(81-81)	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	
		68	84

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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