



Sycamore Grove, Willington, DL15 0BW
3 Bed - House - End Terrace
£110,000

ROBINSONS
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Sycamore Grove

Willington, DL15 0BW

* NO FORWARD CHAIN * GARAGE *

Robinsons have the pleasure of offering to the sales market this spacious three bedroom end-terrace house, which has the added edition of a detached garage and driveway and large brick built shed. The property is warmed by gas central heating and has UPVC double glazed windows.

In our opinion the house would make a fantastic family home and an internal viewing is a must to fully appreciate this house.

The internal accommodation comprises; entrance hallway, spacious lounge with bay window to the front aspect. Kitchen with a range of wall, base and drawer units with space for appliances, conservatory which gives access to the rear garden.

To the first floor there are three well-proportioned bedrooms and a bathroom with three piece suite.

Outside there are enclosed gardens to the front side and rear, as well as a driveway and detached garage and brick storage shed.

Sycamore Grove is situated on a pleasant residential estate on the outskirts of Willington, with beautiful countryside views and walks nearby. The village provides a range of amenities, healthcare facilities, schooling, and bus links, with larger towns such as Crook, Spennymoor, and Bishop Auckland within easy reach.













Agent Notes

Council Tax: Durham County Council, Band A - Approx. £1748.00 p.a

Tenure: Freehold/Leasehold (if leasehold then to include information about the lease)

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

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 – Yes

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 – No

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.

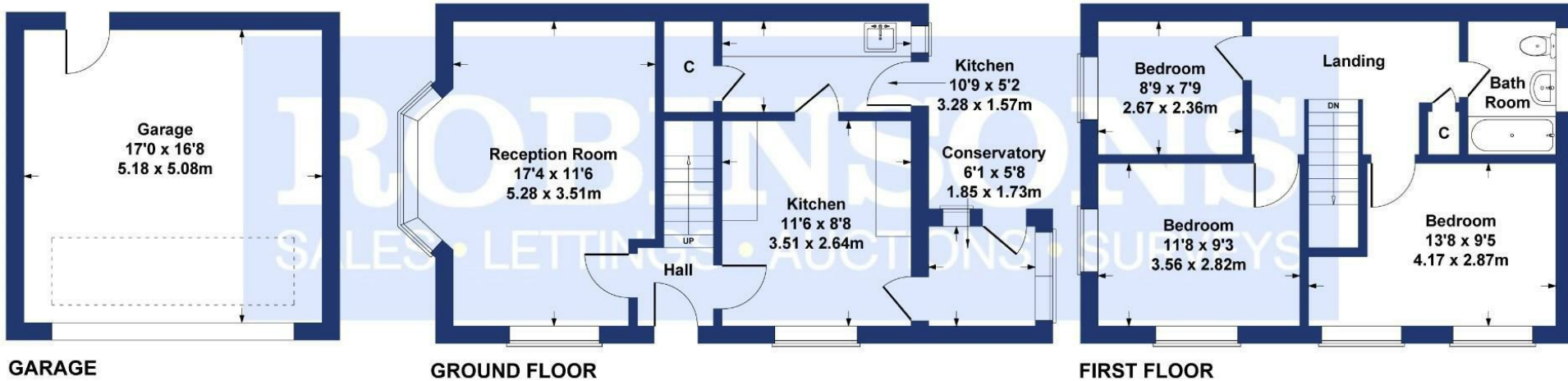
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser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



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	

Sycamore Grove Willington

Approximate Gross Internal Area
 Main House 959 sq ft - 89 sq m
 Garage 283 sq ft - 26 sq m
 Total 1242 sq ft - 115 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

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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