



Russell Place, Willington, DL15 0EN  
3 Bed - House - Mid Terrace  
£120,000

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## Russell Place Willington, DL15 0EN

Robinsons have the pleasure of offering to the sales market this beautifully presented three bedroom mid terrace house with large rear garden and enclosed yard with outbuilding. The property has spacious accommodation throughout with a useful utility room, kitchen/dining, three well proportioned bedrooms, it is warmed by a gas combination boiler and has UPVC double glazed windows.

The internal accommodation comprises; entrance hallway/utility area with a range of base units with space for washing machine. Spacious kitchen/dining room with a range of wall, base and drawer units with integrated fridge and freezer, space for large cooker and dining table. Lounge with log burning stove and French doors leading to the rear garden. Bathroom with three piece suite, including corner bath with mains shower attachment.

To the first floor there are three well proportioned bedrooms, the main being a generous size double.

Outside there is a well looked after enclosed garden which is laid to lawn with paved patio area and has mature borders. At the rear there is an enclosed yard which has been designed for easy maintenance and has a brick outbuilding with power and is ideal to house the tumble dryer.

Russell Place is conveniently located in Willington and is within just a short distance away from shopping amenities and health care facilities, primary and secondary schooling and bus links. Other towns and cities are within a short driving distance away and include Crook, Bishop Auckland and Durham City Centre.

Contact Robinsons for further information and to arrange an internal viewing.













### Agent Notes

Council Tax: Durham County Council, Band A £1701.00

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 – n/a

Probate – being applied for N/A

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.

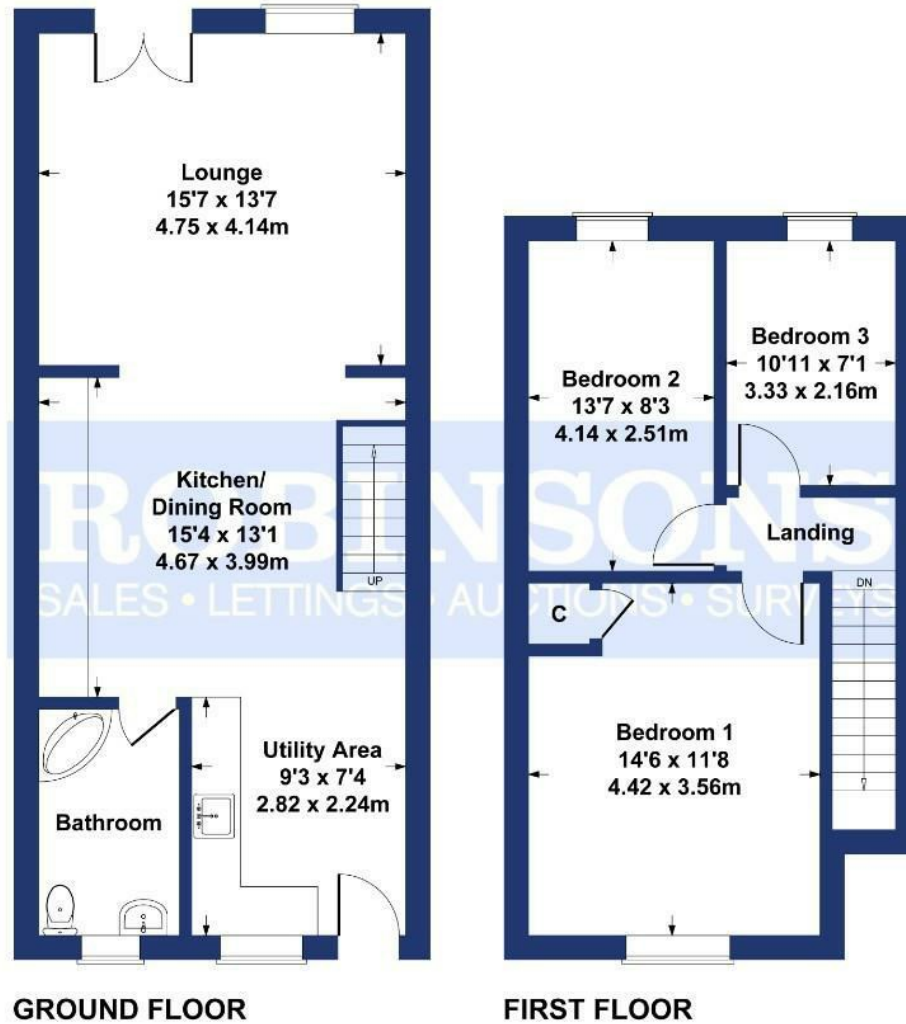
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from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



# Russell Place Willington

Approximate Gross Internal Area  
967 sq ft - 90 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. 2025

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>		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.



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