



Lydia Street, Willington, DL15 0AE  
2 Bed - House - Detached  
£110,000

**ROBINSONS**  
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## Lydia Street Willington, DL15 0AE

Robinsons are delighted to bring to the sales market this beautifully presented two-bedroom home, complete with an enclosed rear garden.

The property has undergone an extensive programme of refurbishment in recent years and has been finished to an excellent standard throughout. Offering modern fixtures and fittings, the home features a contemporary kitchen and bathroom, gas central heating, and UPVC double glazing.

Particular highlights include a useful utility room with space and plumbing for both a washing machine and tumble dryer, a convenient ground floor WC, and a stylish first-floor bathroom.

The internal accommodation briefly comprises a welcoming lounge featuring a staircase to the first-floor landing and a charming log-burning stove, creating a warm and cosy atmosphere. The modern kitchen is fitted with a range of wall, base and drawer units, complemented by integral appliances and a breakfast bar. Leading from the kitchen is the practical utility room, which provides access to the front yard. Completing the ground floor is a separate WC.

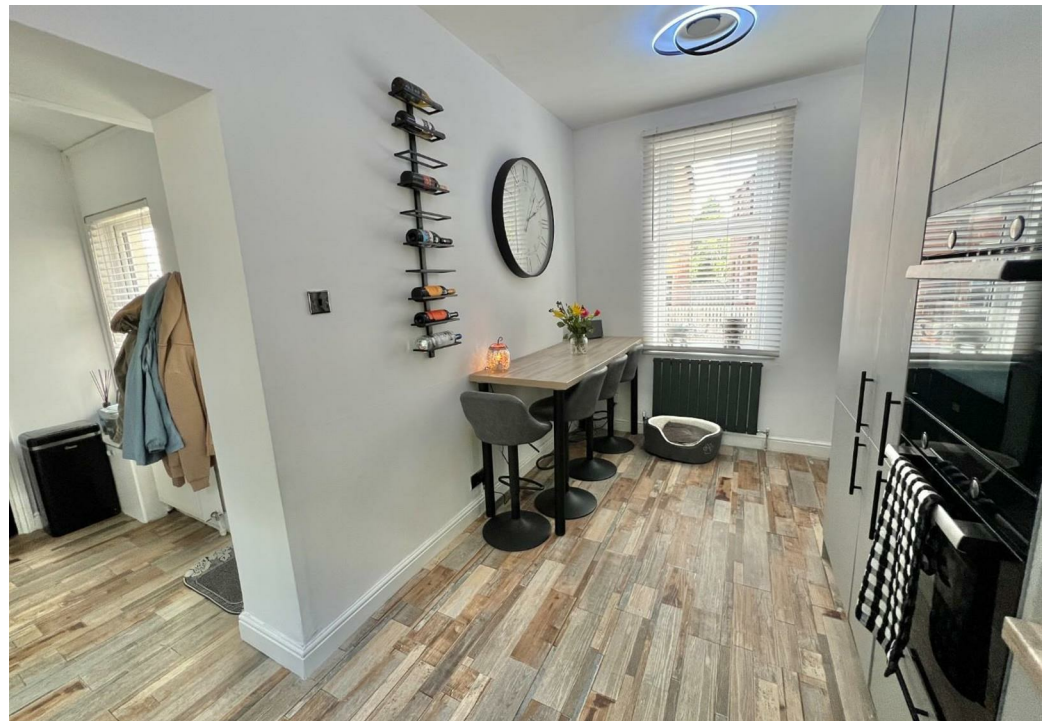
To the first floor are two well-proportioned bedrooms and a family bathroom fitted with a three-piece suite, including a shower over the bath.

Externally, the property benefits from a low-maintenance front yard with ample space for bin storage. To the rear is an enclosed garden, predominantly laid to lawn, with additional space for a garden shed and patio seating area.

Conveniently located in the popular village of Willington, the property is within walking distance of a range of local amenities, including shops, healthcare facilities, schools and regular bus links.

Early viewing is highly recommended. Please contact Robinsons for further information or to arrange an internal inspection.













### Agents notes

Council Tax: Durham County Council, A Approx. £1748 p.a

Estate Management Charge – NA

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

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

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 – NA

Planning Permission – Nothing in the local area to affect this property that we are aware of.

Accessibility/Adaptations – NA

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.

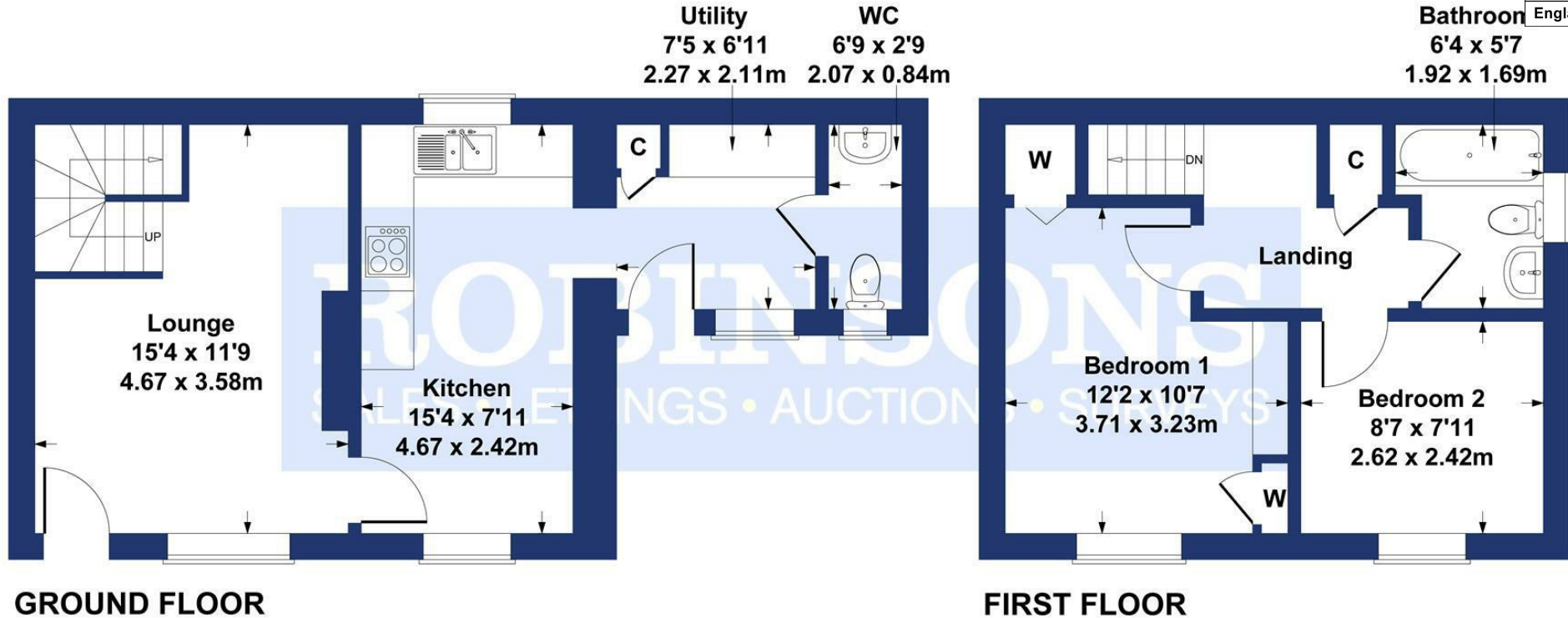
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser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



# Lydia Street Willington

Approximate Gross Internal Area  
700 sq ft - 65 sq m

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |



## 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.



Royal Corner, Crook, County Durham, DL15 9UA  
Tel: 01388763477  
[info@robinsonscrook.co.uk](mailto:info@robinsonscrook.co.uk)  
[www.robinsonsestateagents.co.uk](http://www.robinsonsestateagents.co.uk)

