



High Street, Willington, DL15 0PA
5 Bed - House - End Terrace
£220,000

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High Street Willington, DL15 0PA

Robinsons are delighted to offer to the sales market this substantial end terrace property which is currently split into three separate apartments, including two, one bedroom ground floor apartments and one larger three bedroom, first floor apartment. The property should prove to be a fantastic buy to let investment or be a superb home for a multi generational family.

The property sits on a generous size plot with a tree lined garden to the side and blocked paved hard standing at the rear.

Each apartment is warmed by a gas central heating boiler and has their own kitchen, bathroom, bedroom(s) and living space.

Willington is a popular town in County Durham and has a wide range of shopping amenities, primary and secondary schooling. It's on a bus route and within close proximity to neighbouring towns, including Crook, Bishop Auckland and Durham City Centre.













Apartment One - Ground floor

Entrance hallway

Lounge 1

15'7x13'5 (4.75mx4.09m)

Kitchen 1

9'5x7'6 (2.87mx2.29m)

Bedroom 1

15'9x13'6 (4.80mx4.11m)

Bathroom 1

Apartment Two - Ground floor

Entrance hallway

Lounge 2

16'1x14'3 (4.90mx4.34m)

Kitchen 2

15'2x6'4 (4.62mx1.93m)

Bedroom 2

9'9x8'4 (2.97mx2.54m)

Bathroom 2

Apartment Three - First floor

Entrance hallway

Access from the ground floor with staircase leading to the first floor.

Hallway

Lounge 3

15x14'3 (4.57mx4.34m)

Kitchen 3

16'1x9 (4.90mx2.74m)

Bedroom 3

14'2x10'2 (4.32mx3.10m)

Bedroom 4

16'8x15'8 (5.08mx4.78m)

Bedroom 5

9'1x7'3 (2.77mx2.21m)

Bathroom 3

Agents Notes

Council Tax: Durham County Council, Band A £1701.00

Tenure: Freehold/Leasehold

Property Construction – Standard, non-traditional

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.



Laurel House, High Street, Willington

Approximate Gross Internal Area
2388 sq ft - 222 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		65
(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



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. 2024

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.

