



Victoria Street, Willington, DL15 0EP  
2 Bed - House - Mid Terrace  
£90,000

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## Victoria Street Willington, DL15 0EP

Robinsons have the pleasure of offering to the sales market this charming two bedroom mid terrace house which has an enclosed garden, off road parking and timber garage. The property underwent a programme of refurbishment in recent years and has been finished to a beautiful standard with contemporary kitchen and bathroom, decoration and flooring throughout.

The house is warmed by a gas combination boiler, along with a log burning stove in the lounge and has UPVC double glazed windows.

The internal accommodation comprises; entrance vestibule with staircase leading to the first floor landing. Spacious lounge with log burning stove and window with fitted blinds to the front aspect. The lounge then leads to the rear of the house which has a 'L' shaped kitchen/dining room which is extensively fitted with a range of modern wall, base and drawer units with integrated hob and oven and space for dining table.

To the first floor there are two spacious bedrooms, the main having fitted wardrobes and a family bathroom with three piece suite including mains shower over bath with shower screen.

Outside the house has a large enclosed garden with off road parking and a timber garage. At the rear of the house there is a enclosed yard with shed.

Victoria Street is well positioned on the outskirts of Willington and is within close proximity to shopping amenities, health care facilities, schooling and bus links. Call Robinsons for further information.























#### Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas central heating

EPC Rating: E

Tenure: Freehold

Durham Council Tax Band: A

Annual Price: £1,621

Broadband

Basic

26 Mbps

Ultrafast

1000 Mbps

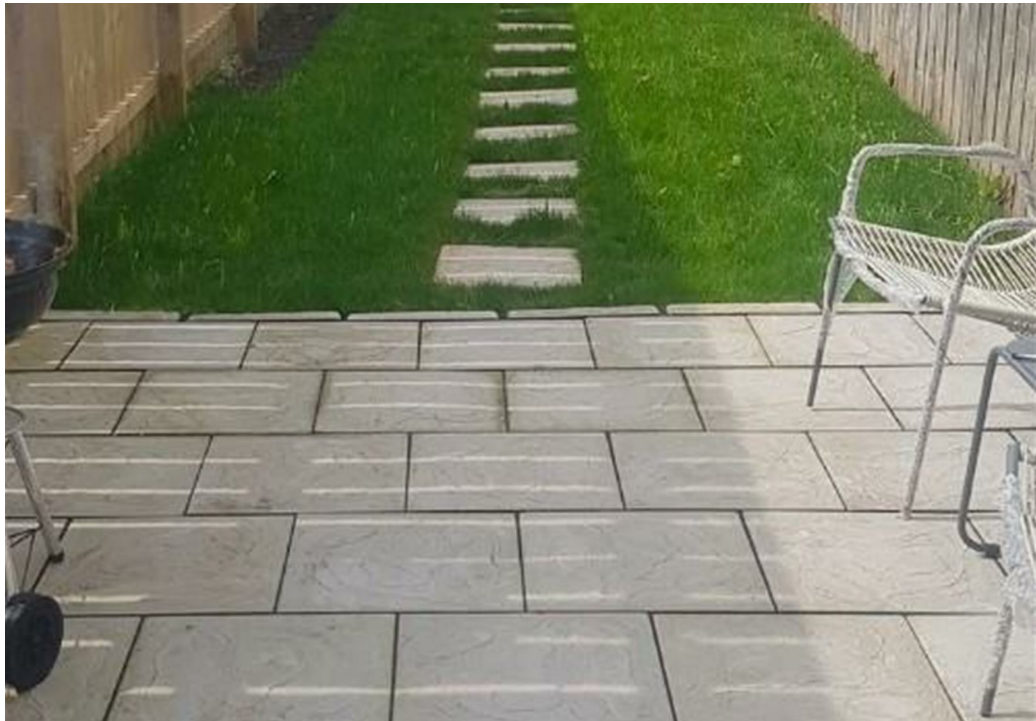
Mobile Signal: Average/Good

#### Disclaimer

The preceding details have been sourced from the seller and OntheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.









# Victoria Street Willington

Approximate Gross Internal Area  
723 sq ft - 67 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. 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		82
(81-91) <b>B</b>		
(69-80) <b>C</b>		46
(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 

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.



