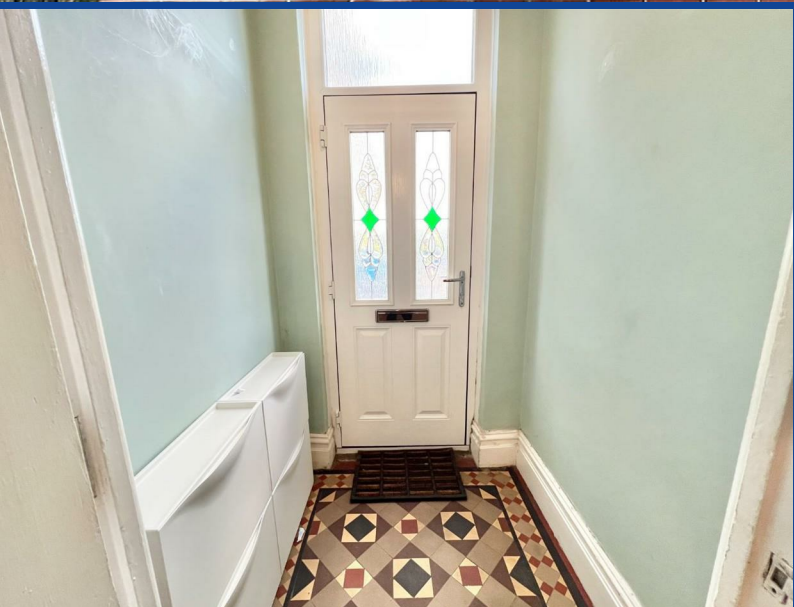




**Watling Terrace, DL15 0HL**  
**3 Bed - House - Mid Terrace**  
**Offers Over £160,000**

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

**\* NO ONWARD CHAIN \***

Robinsons are delighted to offer this charming and spacious three-bedroom mid-terrace home, available with the benefit of no onward chain. Spread across three floors, this lovely property provides plenty of space for family living and features two comfortable reception rooms, a practical utility room, and a versatile attic room.

One of the bedrooms is currently set up as a walk-in dressing room but can easily be converted back to a fourth bedroom to suit your needs.

The internal accommodation comprises;

**Ground Floor** - Step into a welcoming entrance hallway that leads to two bright and generously sized reception rooms-perfect for family gatherings or entertaining guests. The well-fitted kitchen offers a wide range of wall, base, and drawer units, while the adjoining utility room adds extra convenience for everyday living.

**First Floor** - Upstairs, you'll find two spacious double bedrooms, with the front bedroom providing access to a fourth bedroom or dressing room. A stylish family bathroom features a four-piece suite, including a bath and separate shower cubicle, complemented by a handy cloakroom/WC.

**Second Floor** - A further staircase leads to a fantastic attic conversion, creating a versatile room.

**Outside**- The property enjoys a neat forecourt garden to the front and an enclosed rear yard designed for easy maintenance, offering the perfect spot for outdoor seating.

Located on Watling Terrace on the edge of Willington, this home is just a short walk from local schools, shops, and excellent bus links, making it ideal for families and commuters alike.

Viewing is highly recommended - contact Robinsons today to arrange your appointment.

**Agent Notes**

Electricity Supply: Mains  
Water Supply: Mains  
Sewerage: Mains  
Heating: Gas central heating  
EPC Rating: E  
Tenure: Freehold

Council Tax Band: A  
Annual Price: £1,701  
Broadband

Basic  
17 Mbps  
Superfast  
80 Mbps  
Ultrafast  
1800 Mbps  
Mobile Signal: Average

**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.



# OUR SERVICES

Mortgage Advice

Conveyancing

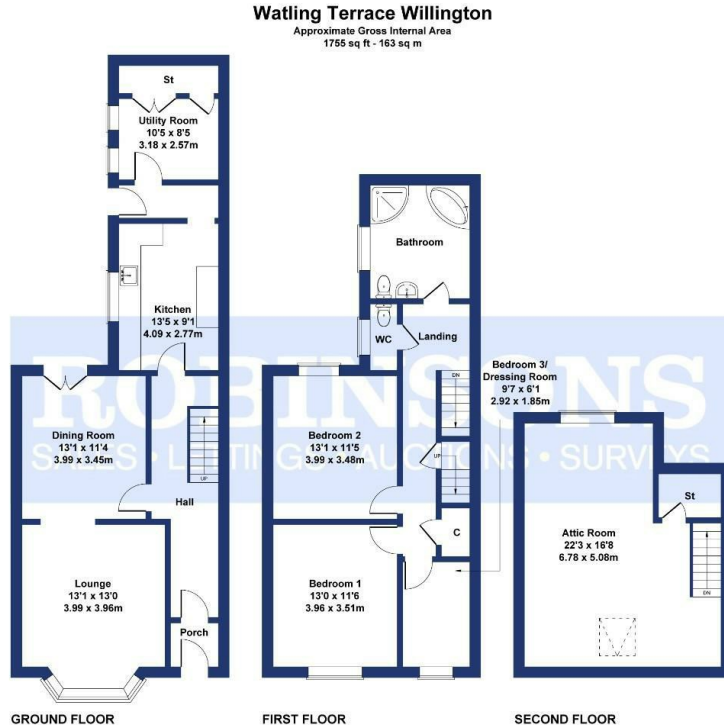
Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



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 |
|---------------------------------------------|---|---------|-----------|
| Very energy efficient - lower running costs | A |         |           |
| (91-95)                                     | B |         |           |
| (81-90)                                     | C |         |           |
| (68-80)                                     | D |         |           |
| (55-67)                                     | E |         |           |
| (43-54)                                     | F |         |           |
| (31-42)                                     | G |         |           |
| Not energy efficient - higher running costs |   |         |           |
| England & Wales                             |   | 52      | 79        |
| EU Directive 2002/91/EC                     |   |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current | Potential |
|-----------------------------------------------------------------|---|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions | A |         |           |
| (81-91)                                                         | B |         |           |
| (69-80)                                                         | C |         |           |
| (55-68)                                                         | D |         |           |
| (39-54)                                                         | E |         |           |
| (21-38)                                                         | F |         |           |
| (11-20)                                                         | G |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |         |           |
| England & Wales                                                 |   |         |           |
| EU Directive 2002/91/EC                                         |   |         |           |

## DURHAM

1-3 Old Elvet  
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

## DURHAM REGIONAL HEAD OFFICE

19A old Elvet  
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

## CHESTER-LE-STREET

45 Front Street  
DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

## BISHOP AUCKLAND

120 Newgate Street  
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

## CROOK

Royal Corner  
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

## SPENNYMOOR

11 Cheapside  
DH16 6QE

T: 01388 420444

E: info@robinsonsspenny Moor.co.uk

## SEDFIELD

3 High Street  
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

## WYNYARD

The Wynd  
TS22 5QQ

T: 0174 064 5444

E: info@wynyardfineandcountry.co.uk

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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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Royal Corner, Crook, County Durham, DL15 9UA | Tel: 01388763477 | info@robinsonscrook.co.uk

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