

Armstrong Drive, Willington, DL15 0GB
3 Bed - House - Detached
O.I.R.O £224,950

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Robinsons are excited to offer to the sales market this well presented and extended three bedroom detached house. The property should prove to be a fantastic family home having spacious accommodation throughout, including a conservatory to the rear. Outside there is a driveway and garage to the front, while to the rear a large enclosed rear garden.

The internal accommodation comprises; entrance hallway with staircase to the first floor landing and cloakroom/WC. Lounge with bay window to the front aspect. Kitchen/dining room with a range of wall, base and drawer units with space for dining table, useful utility room. Conservatory which overlooks the rear garden.

To the first floor there are three bedrooms, the main having a re-fitted shower room. To conclude the accommodation there is a re-fitted bathroom with attractive three piece suite, including a freestanding bath. The house is warmed by gas central heating and has UPVC double glazed windows.

Outside the house has an enclosed garden to the front with gated access and opens to allow off road parking and a single garage.

The rear garden is a generous size and has a good degree of privacy, its laid to lawn with paved patio areas and two summer houses with electric power supply.

Armstrong Drive is well positioned in Willington, being close to schooling, amenities and bus links. Crook and Bishop Auckland are also within a short driving distance away.

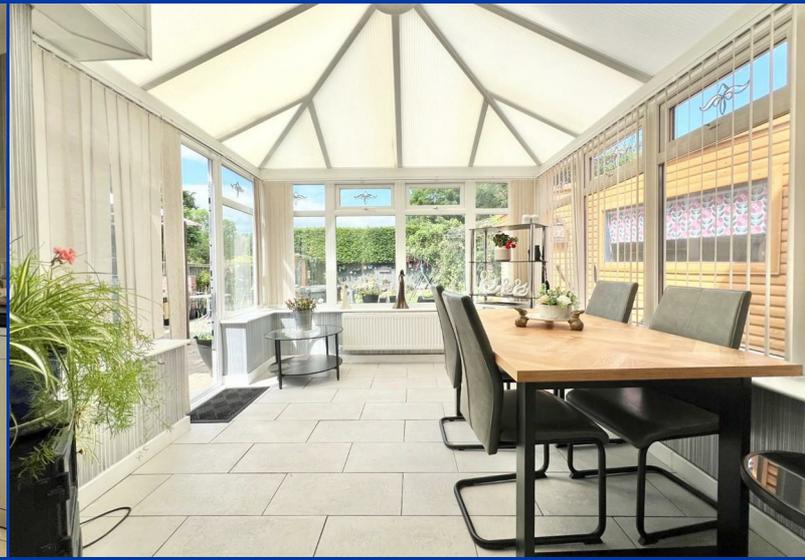
An internal viewing comes highly recommended today, please contact Robinsons today to arrange yours.

Agents Notes

Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas central heating
EPC Rating: D
Tenure: Freehold
Council Tax Band: C
Annual Price: £2,268
Broadband
Basic
19 Mbps
Superfast
80 Mbps
Ultrafast
10000 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.



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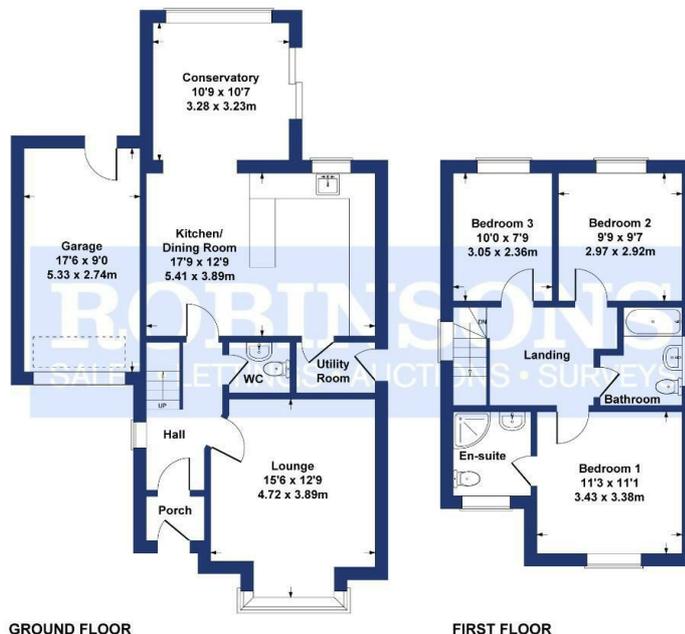
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Armstrong Drive Willington

Approximate Gross Internal Area
1341 sq ft - 125 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
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	74
(39-54) E	64
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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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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