



Dene View, Willington, DL15 0HX  
3 Bed - House - Mid Terrace  
Offers Over £132,000

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## Dene View Willington, DL15 0HX

\* LARGE THREE BEDROOM HOUSE WITH GARAGE \* GAS COMBINATION BOILER \* ENCLOSED YARD \* UTILITY ROOM AND CLOAKROOM/WC \* VIEWING HIGHLY RECOMMENDED \*

We are delighted to offer to the sales market this spacious three bedroom house which has a garage to the rear. The property should make a great family home having generous size living accommodation throughout and is warmed by a gas combination boiler.

The internal accommodation comprises; entrance hallway, lounge with bay window to the front aspect. Kitchen which is fitted with a range of wall, base and drawer units and space for dining table. Utility room with a range of fitted cupboards, cloakroom/WC. To the first floor there are three bedrooms and a family bathroom.

Outside there is a small garden to the front and an enclosed yard and garage to the rear.

Dene View is well positioned in Willington and is within close proximity of schooling, shopping amenities and bus links.

An internal viewing comes highly recommended.

Council Tax Band B  
EPC Rating: D











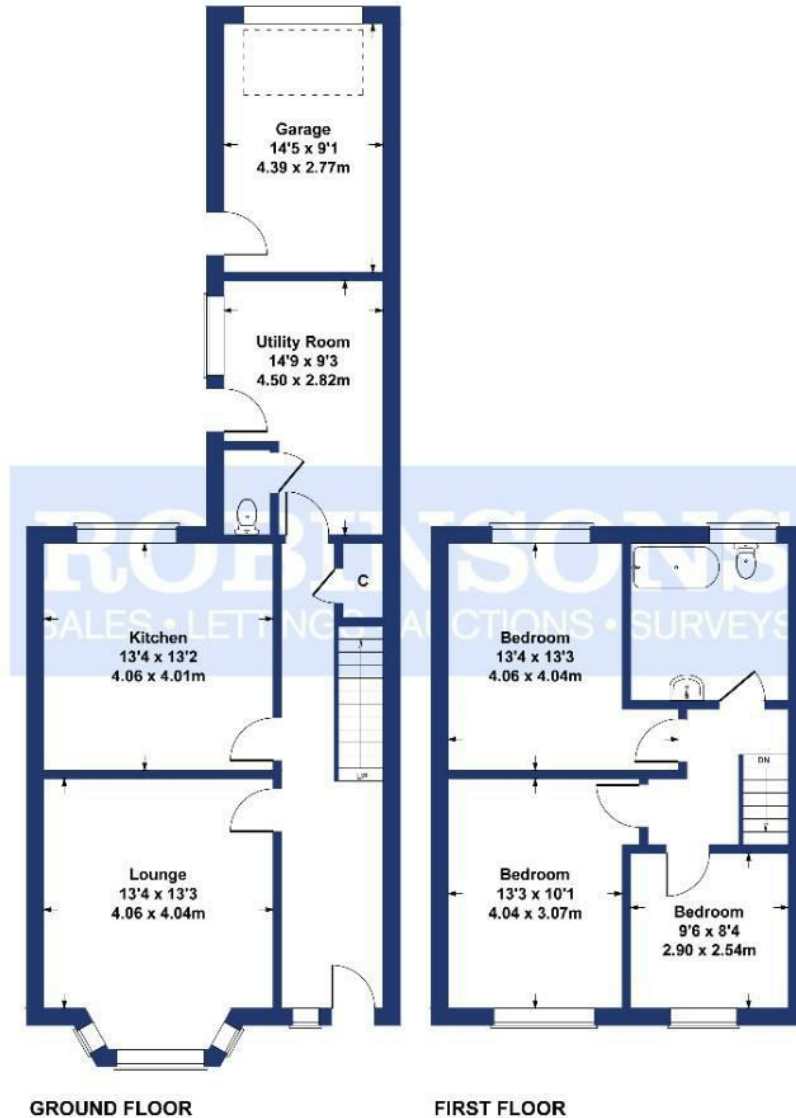






## Dene View Willington

Approximate Gross Internal Area  
1361 sq ft - 126 sq m



### 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. 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<div>83</div>
(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		
<div>67</div>		
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.

