



**Minster Court, Willington, DL15 0UR**  
**3 Bed - House - Detached**  
**£205,000**

**ROBINSONS**  
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\* NO FORWARD CHAIN \* DRIVEWAY AND GARAGE \*

10000 Mbps  
Mobile Signal: Average/Good

Robinsons are excited to offer to the sales market with NO FORWARD CHAIN this three bedroom detached house, located in Low Willington in a pleasant cul-de-sac location. The property should make a fantastic family home, having a kitchen/dining room, useful utility room, main bedroom with en-suite shower room and fitted wardrobe.

#### 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.

The house is warmed by a gas combination boiler and has UPVC double glazed windows.

The internal accommodation comprises; entrance hallway, 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 appliances and dining table, French doors leading to the rear garden. Useful utility room with space for further appliances.

To the first floor there are three bedrooms, the main having a built in fitted wardrobes and an en-suite shower room. To conclude the accommodation there is a family bathroom.

Outside the house has a driveway, garage and lawned garden to the front. The rear garden is enclosed and mainly laid to lawn with gated access.

Willington offers primary and secondary schooling, shopping amenities, healthcare facilities and bus links. Low Willington has a cricket club and public house.

Other towns are within a short drive away and include Spennymoor, Crook, Bishop Auckland and Durham City Centre.

Contact Robinsons for further information and to arrange an internal viewing.

#### Agents Notes

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

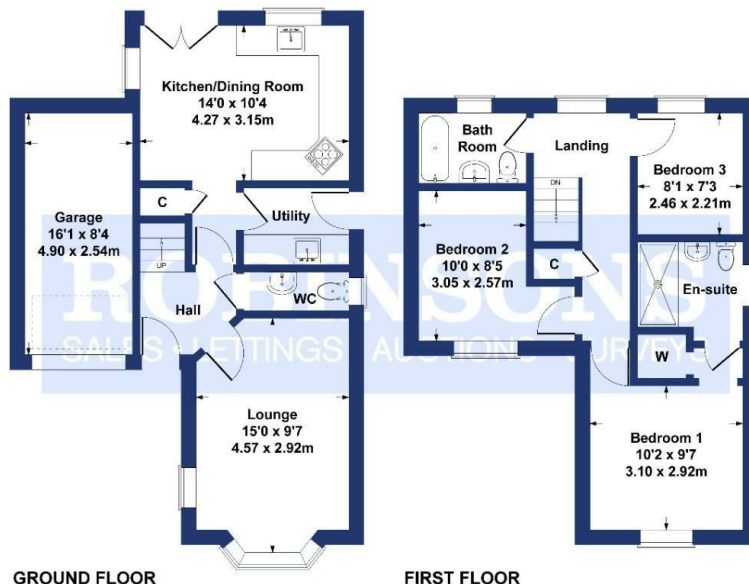


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- Strategic Marketing Plan
- Dedicated Property Manager

## Minster Court Willington

Approximate Gross Internal Area  
1010 sq ft - 93 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. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
		71	83

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			

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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.



# ROBINSONS

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