



High Street, Willington, DL15 0PA  
3 Bed - Bungalow - Detached  
£300,000

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## High Street Willington, DL15 0PA

Offered to the market with the advantage of no onward chain, this rarely available and unique three-bedroom detached bungalow occupies a large plot with private gardens, ample parking, and a detached garage.

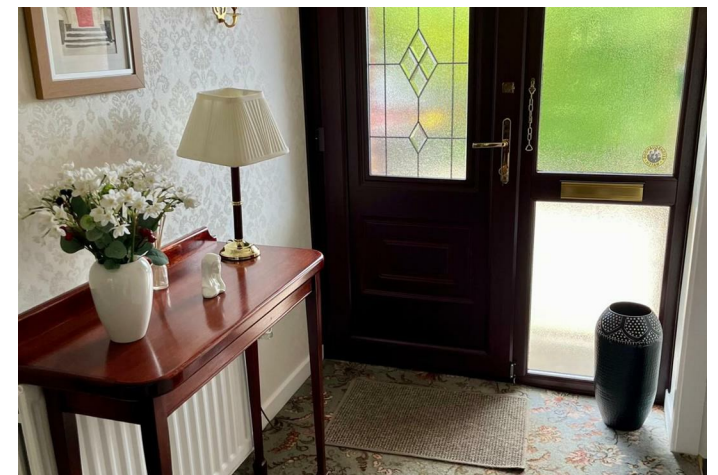
The internal layout comprises a spacious entrance hallway, a generously sized lounge, a separate dining room, a large kitchen, three well-proportioned bedrooms, a bathroom, and an additional separate WC.

Externally, there is ample parking alongside a detached garage measuring 6 metres in length. The property also boasts a large, well-maintained garden offering a high degree of privacy.

Heated by gas-fired central heating, the property benefits from a new roof fitted in 2021, which is still under warranty for seven years.

Located in the popular town of Willington, County Durham, the property is well-positioned near a range of shopping amenities, primary and secondary schools. It is conveniently situated on a bus route and is within close proximity to neighbouring towns such as Crook, Bishop Auckland, and Durham City Centre.

Bungalows of this size rarely come to market, so early viewing is highly recommended.













### **Entrance Hallway**

#### **Lounge**

19'0" x 14'5" (5.8 x 4.4)

#### **Dining Room**

12'1" x 11'1" (3.7 x 3.4)

#### **Kitchen**

12'1" x 11'1" (3.7 x 3.4)

#### **Bedroom**

11'9" x 10'2" (3.6 x 3.1)

#### **Bedroom**

12'5" x 11'5" (3.8 x 3.5)

#### **Bedroom**

12'1" x 8'6" (3.7 x 2.6)

#### **Bathroom**

8'2" x 6'10" (2.5 x 2.1)

#### **WC**

#### **Garage**

19'8" x 10'2" (6 x 3.1)

### **AGENTS NOTES**

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas central heating

EPC Rating: TBC

Tenure: Freehold

Durham Council Tax Band: D

Annual Price: £2,431

Broadband

Basic 17 Mbps

Superfast 80 Mbps

Ultrafast 1000 Mbps

Mobile Signal: Average

#### **Disclaimer**

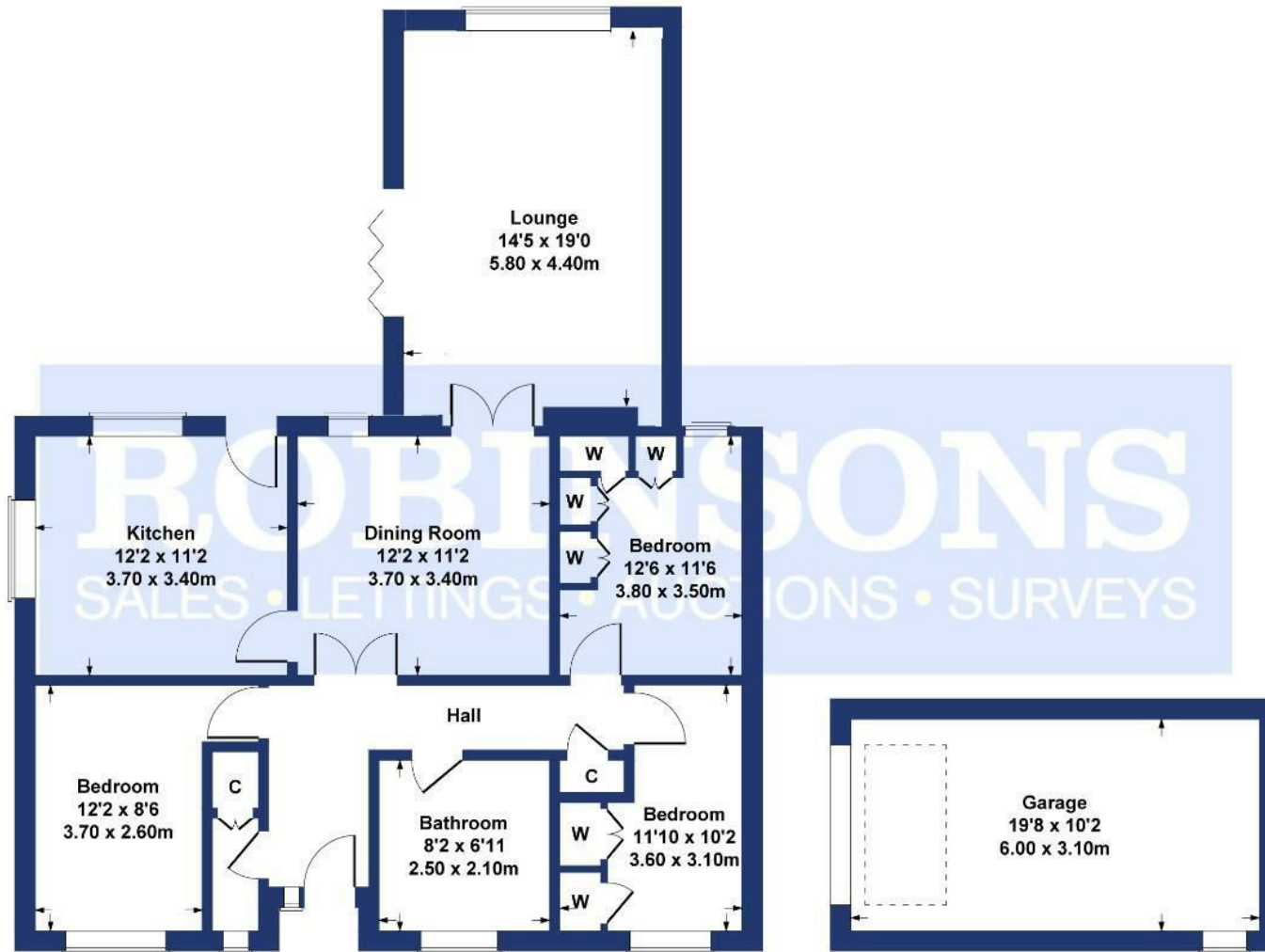
The preceding details have been sourced from the seller and OntheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept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



# Beechcroft

Approximate Gross Internal Area  
1281 sq ft - 119 sq m

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



**GROUND FLOOR**

**GARAGE**

**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

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.



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