

Westmorland Place, Willington, DL15 0AR
2 Bed - House - Semi-Detached
£73,950

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Westmorland Place
Willington, DL15 0AR

* NO FORWARD CHAIN * OFF ROAD PARKING *

Robinsons have the pleasure of offering to the sales market, with the benefit of NO FORWARD CHAIN this well presented two bedroom semi-detached house. The property sits on a generous size plot with front and rear gardens and a driveway to the side of the property allowing off road parking.

The house is warmed by gas central heating and has UPVC double windows. The house has recently been decorated and new flooring has just been fitted throughout with the exception of the bathroom. There are new blinds and curtains throughout.

The internal accommodation comprise of entrance vestibule with staircase to the first floor. Lounge which leads to the kitchen with a range of wall, base and drawer units with space for appliances and dining table, understairs storage cupboard.

To the first floor there are two well proportioned bedrooms and a bathroom with three piece suite, including bath with electric shower over.

Outside to the front there is a double length driveway to the side and a lawned garden directly to the front. The rear garden is enclosed and mainly gravelled with a small patio area.

Westmorland Place is conveniently located in Willington and close to shopping facilities, primary and secondary schooling, regular bus links and a short commute to Durham City, Bishop Auckland and Crook town. Within a short walking distance away there is access to the Bishop Auckland to Durham cycle/walking track.

Please contact Robinsons for further information.





























Agent Notes
Council Tax: Durham County Council, Band A £1748.00
Tenure: Freehold

Property Construction – Standard
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains (not metered)
Sewerage – Mains
Heating – Gas Central Heating
Estimated Mobile phone coverage – Please refer to the Ofcom Website - https://www.ofcom.org.uk
Estimated Broadband Download speeds – please refer to the Ofcom Website – https://www.ofcom.org.uk

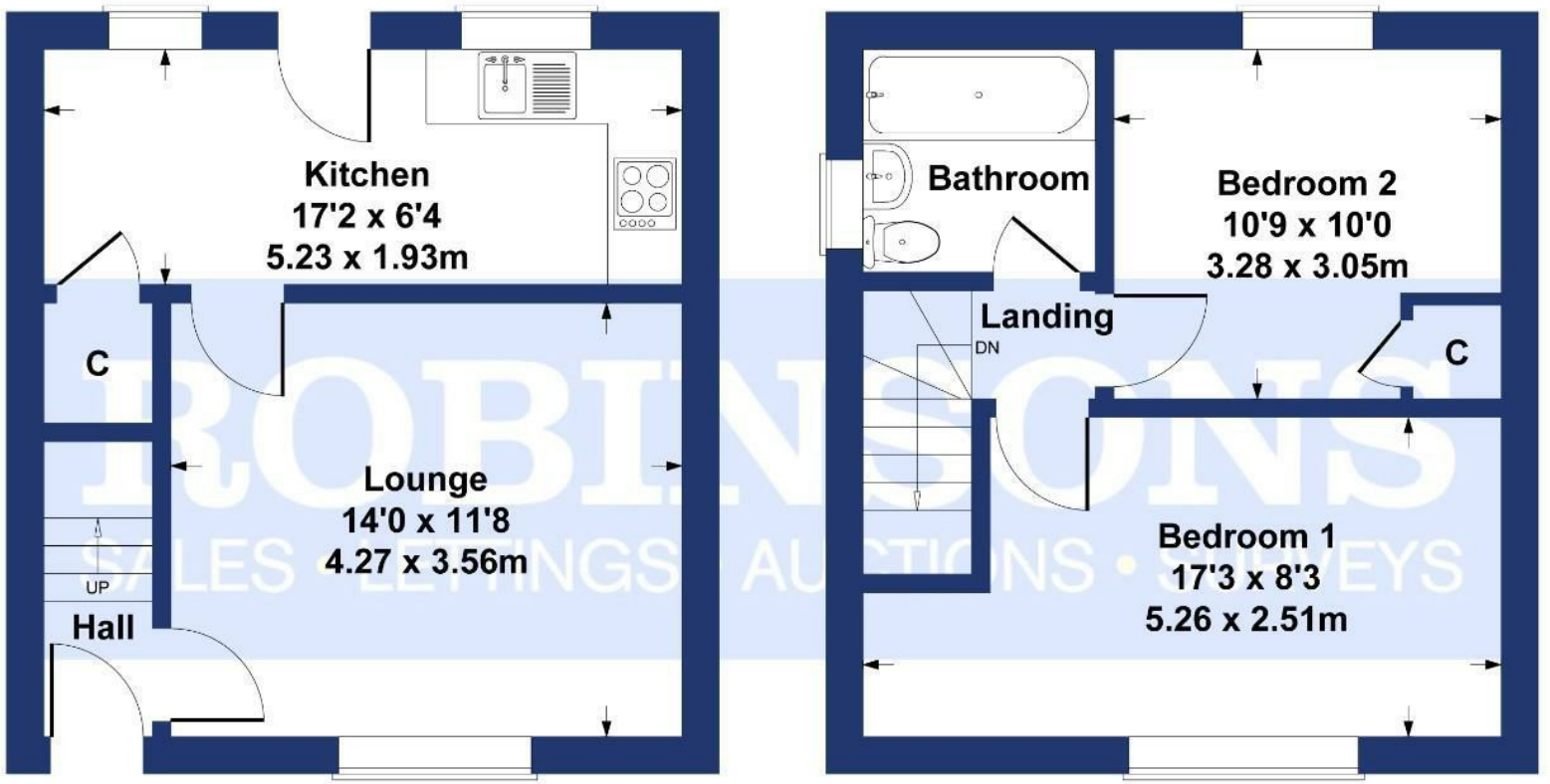
Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.
Selective licencing area – yes
Probate – being applied for N/A
Rights & Easements – None known, check with seller
Flood risk – refer to the Gov website - https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – refer to the Gov website - https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – check with seller
Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.
Accessibility/Adaptations – any alterations or conversions etc.
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

Westmorland Place Willington

Approximate Gross Internal Area
635 sq ft - 59 sq m



GROUND FLOOR **FIRST FLOOR**

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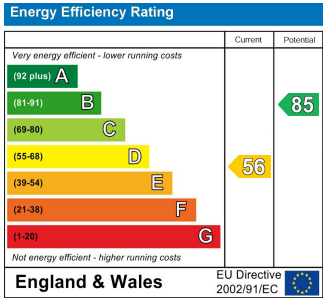
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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



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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