



Birch Drive, Willington, DL15 0BL
2 Bed - House - End Terrace
£80,000

ROBINSONS
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Birch Drive

Willington, DL15 0BL

* NO FORWARD CHAIN * OPEN COUNTRYSIDE VIEWS *

Robinsons are delighted to offer to the sales market this two double bedroom house, with front and rear gardens and an open countryside view to the front aspect. The house has been well looked after and is warmed by a 'Baxi' gas combination boiler which was fitted in 2023 and the windows are UPVC double glazed.

The internal accommodation comprises; entrance hallway with staircase leading to the first floor landing. Kitchen with space for appliances and separate dining room with door giving access to the rear garden. Lounge with windows to both front and rear aspect, allowing light to flood into the room.

To the first floor there are two spacious bedrooms and a bathroom with three piece suite.

Outside there house has a lawned garden to the front which may have potential for off road parking, as neighbouring properties have done, with the correct planning and consent. The rear garden is enclosed and is a generous size and mainly laid to lawn.

Birch Drive is situated on a pleasant residential estate on the outskirts of Willington, with beautiful countryside views and walks nearby. The town provides a range of amenities, healthcare facilities, schooling, and bus links, with larger towns such as Crook, Spennymoor, and Bishop Auckland within easy reach.











Agent Notes

Council Tax: Durham County Council, Band A £1701.00

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

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 – No

Probate – NA

Rights & Easements – None known

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 – No

Planning Permission – Nothing in the local area to affect this property that we are aware of.

Accessibility/Adaptations – No

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

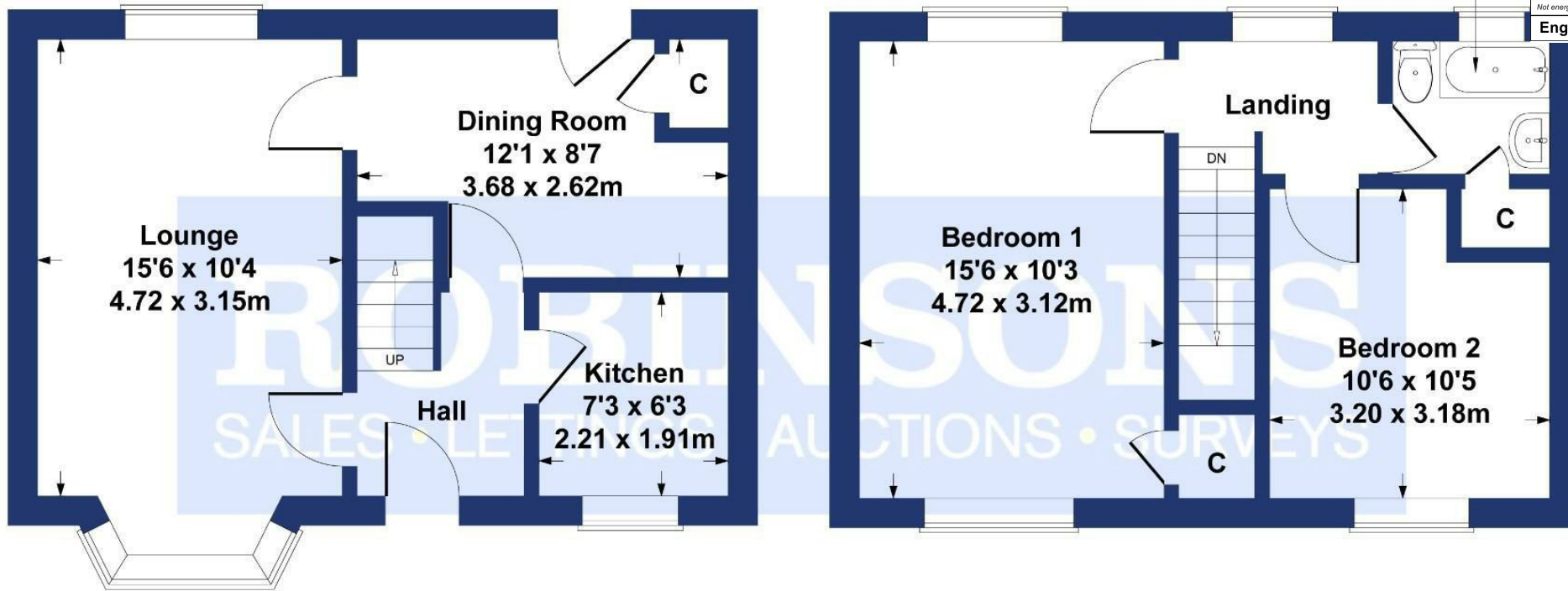
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from 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.

Birch Drive Willington

Approximate Gross Internal Area
736 sq ft - 68 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC



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. 2026

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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