



Westmorland Place, Willington, DL15 0AR
2 Bed - House - Semi-Detached
£85,000

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* NO FORWARD CHAIN *

Robinsons are delighted to bring to the sales market, with the benefit of no onward chain, this well-presented two-bedroom semi-detached home, complete with a conservatory and off-road parking. The property is likely to appeal to a wide range of buyers, including first-time buyers, small families, and investors.

The home benefits from gas central heating and UPVC double-glazed windows throughout.

The internal accommodation briefly comprises an entrance hallway, a comfortable lounge, and a fitted kitchen offering a range of wall, base, and drawer units with space for appliances. Sliding doors from the kitchen lead into the conservatory, providing additional living space and views over the rear garden.

To the first floor are two well-proportioned bedrooms and a bathroom fitted with a modern three-piece suite.

Externally, the property features a driveway and lawned garden to the front. To the rear is a private, enclosed garden, ideal for outdoor enjoyment.

Situated on Westmorland Place in Willington, the property enjoys a convenient location close to local shopping amenities, bus links, and schools.

An internal viewing is highly recommended to fully appreciate this attractive home. Please contact Robinsons to arrange your appointment.

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 licensing 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 – No

Planning Permission – N/A

Accessibility/Adaptations –Rear conservatory

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: 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.



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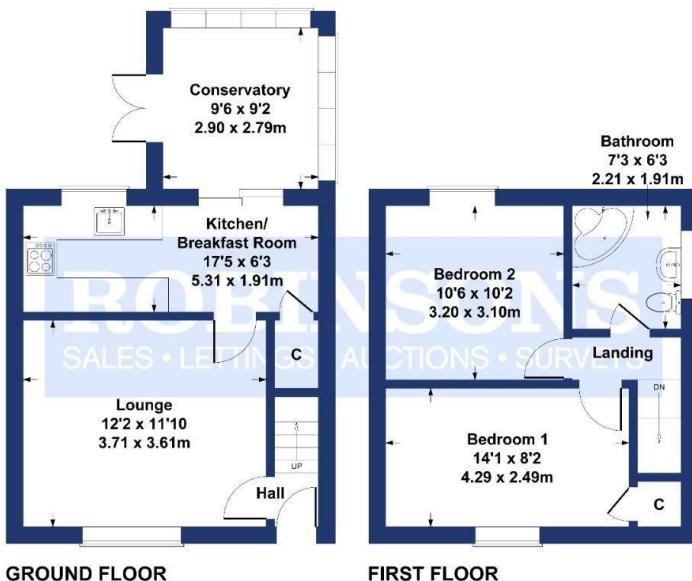
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Westmorland Place Willington

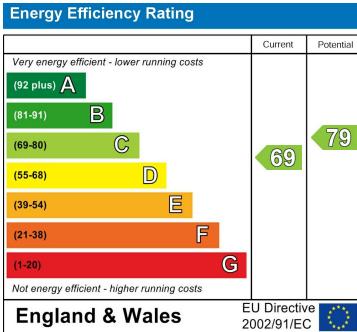
Approximate Gross Internal Area
755 sq ft - 70 sq m



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. 2026



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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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