



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

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS



**\* 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 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 – 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 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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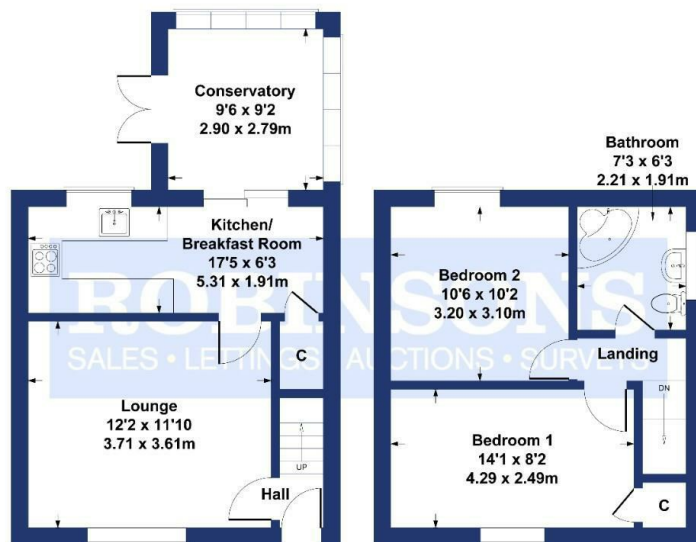
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## Westmorland Place Willington

Approximate Gross Internal Area  
755 sq ft - 70 sq m



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	69	79
EU Directive 2002/91/EC		

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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.



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