



**Burn Place, Willington, DL15 0DP**  
**2 Bed - House - Terraced**  
**£55,000**

**ROBINSONS**  
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\* NO FORWARD CHAIN \*

Robinsons have the pleasure of offering to the sales market, with the added benefit of no forward chain this two bedroom mid terrace house. The house is warmed by gas central heating and has UPVC double glazed windows.

The internal accommodation comprises; entrance hallway, spacious lounge, inner hallway, kitchen, rear hallway and bathroom. To the first floor there are two bedrooms.

Outside there is a generous size garden to the front which is mainly laid to lawn and has gated access. At the rear there is an enclosed yard.

Burn Place is conveniently positioned being close to shopping amenities, bus links and schooling.

Please contact Robinsons for further information and to arrange an internal viewing.

#### **Agents Notes**

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas central heating

EPC Rating: D

Tenure: Freehold

Council Tax Band: A

Annual Price: £1,621

Broadband

Basic 17 Mbps

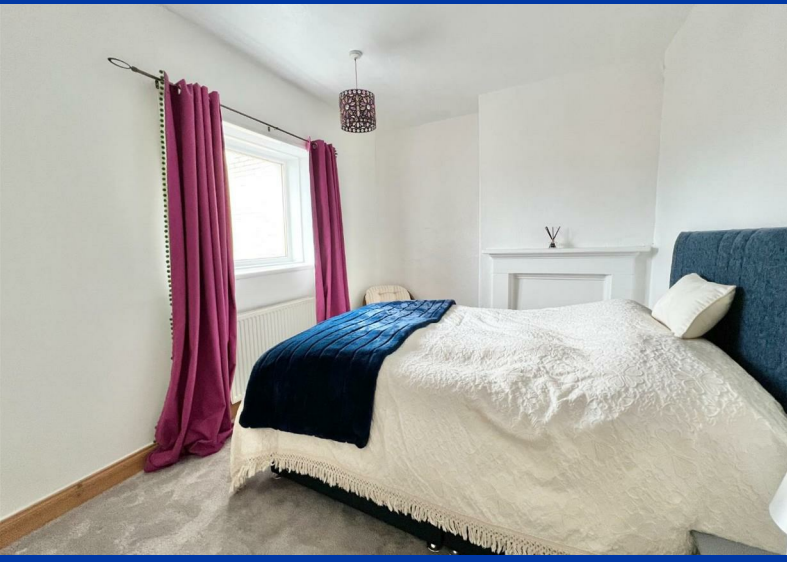
Superfast 80 Mbps

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.



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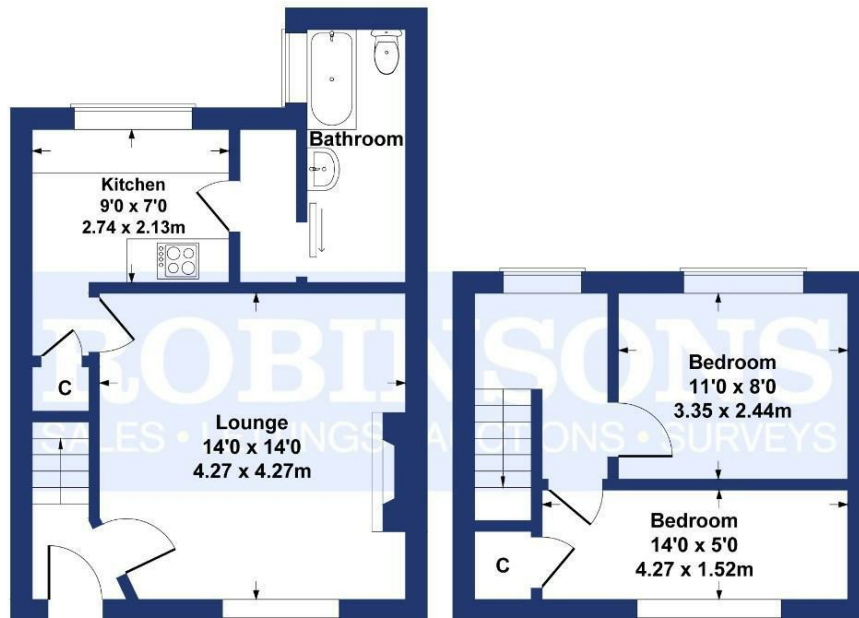
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## 4 burn place willington

Approximate Gross Internal Area  
627 sq ft - 58 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. 2024

Energy Efficiency Rating	
Current	Potential
67	87

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

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1-3 Old Elvet  
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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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