



**Boyne Street, DL15 0EW**  
**2 Bed - House - Mid Terrace**  
**£45,000**

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

Robinsons are pleased to offer to the sales market, with the benefit of NO FORWARD CHAIN, this two bedroom mid terrace house, located on the pleasant Boyne Street, Willington.

The property is warmed by a 'Baxi' gas combination boiler and has UPVC double glazed windows.

The internal accommodation comprises; spacious lounge, kitchen with a range of wall, base and drawer units with space for appliances and dining table. Bathroom with three piece suite. To the first floor there are two bedrooms.

Outside to the rear there is a good sized enclosed yard.

Boyne Street is well positioned on the outskirts of Willington and is within close proximity of schooling, bus links and shopping amenities.

Contact Robinsons for an internal viewing.

#### AGENT NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas central heating

EPC Rating: D

Tenure: Freehold

Council Tax Band: A

Annual Price: £1,701

Broadband

Basic

29 Mbps

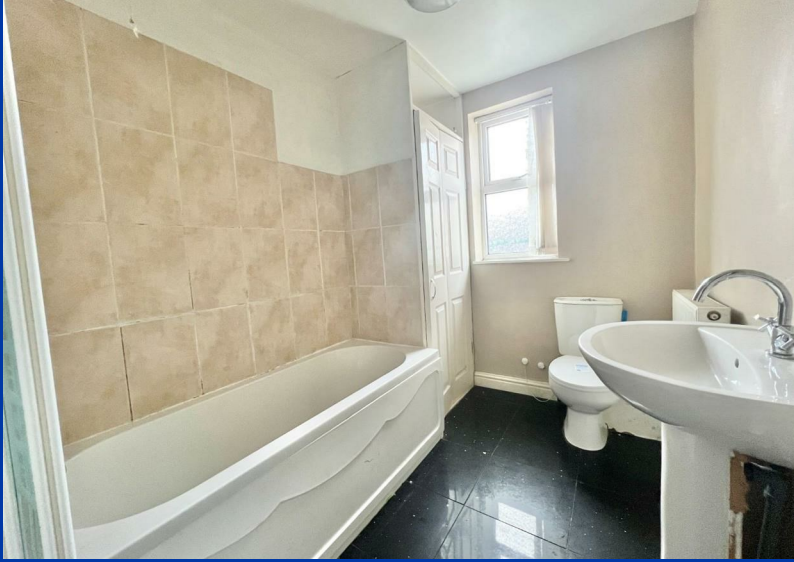
Ultrafast

10000 Mbps

Mobile Signal: Average/Good

#### 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.



# OUR SERVICES

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Dedicated Property Manager

## Boyne Street Willington

Approximate Gross Internal Area  
908 sq ft - 84 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. 2025

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| A (92-100)                                  |                         |           |
| B (81-91)                                   |                         |           |
| C (69-80)                                   |                         |           |
| D (55-68)                                   |                         |           |
| E (46-54)                                   |                         |           |
| F (35-45)                                   |                         |           |
| G (21-34)                                   |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC | 81        |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| A (92-100)                                                      |                         |           |
| B (81-91)                                                       |                         |           |
| C (69-80)                                                       |                         |           |
| D (55-68)                                                       |                         |           |
| E (46-54)                                                       |                         |           |
| F (35-45)                                                       |                         |           |
| G (21-34)                                                       |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

### DURHAM

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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.



# ROBINSONS

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