

West Road, Willington, DL15 0HG
4 Bed - House - Detached
Starting Bid £225,000

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West Road
Willington, DL15 0HG

* NO FORWARD CHAIN *

For sale by modern auction, guide price £225,000, plus reservation fee.

Robinsons have the pleasure of offering to the sales market this delightful four bedroom detached family home, enjoying off-road parking, an enclosed rear garden and far-reaching countryside views. The property is well presented throughout and has been thoughtfully improved by the current owners, including a garage conversion which provides a versatile additional reception room, ideal for use as a home office, children's playroom, family room or further lounge.

Further benefits include a sun room extension, gas central heating, UPVC double glazed windows, solid wood internal doors and flooring, while the principal bedroom features fitted wardrobes and an en-suite shower room.

The internal accommodation briefly comprises an entrance hallway with access to the converted garage, leading into a spacious open-plan reception room which provides ample space for both lounge and dining furniture. Doors lead through to the attractive sun room extension, creating a lovely additional space with views over the garden. The kitchen is fitted with a range of wall, base and drawer units, integrated appliances and space for a dining table, with French doors providing direct access to the rear garden. A useful cloakroom/WC completes the ground floor.

To the first floor are four well-proportioned bedrooms, three of which benefit from built-in wardrobes. The principal bedroom further benefits from fitted wardrobes and an en-suite shower room. The generous family bathroom is fitted with a four-piece suite comprising bath, separate shower cubicle, wash hand basin and WC. There is also access to the loft space which has been half boarded and has lighting.































Outside
Externally, the property enjoys a driveway and lawned garden to the front. To the rear is a fully enclosed garden, predominantly laid to lawn, with a paved patio area and established flower beds, providing an ideal space for outdoor entertaining and family use.

Location
West Road is situated on the outskirts of Willington and is conveniently positioned for local schooling, shopping amenities and regular bus links. The neighbouring towns of Crook and Bishop Auckland are also within easy reach, providing a wider range of shopping, leisure and recreational facilities.

An internal viewing is highly recommended to fully appreciate the accommodation, position and views this attractive family home has to offer. Please contact Robinsons to arrange your viewing.

Agents Notes
Council Tax: Durham County Council, Band D - Approx. £2622 p.a
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 (not metered)
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 – NA
Probate – NA
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 – check with seller
Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.
Accessibility/Adaptations – any alterations or conversions etc.
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 £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

Modern auction
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period").
Interested parties personal data will be shared with the Auctioneer (iamsold).
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.
A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.



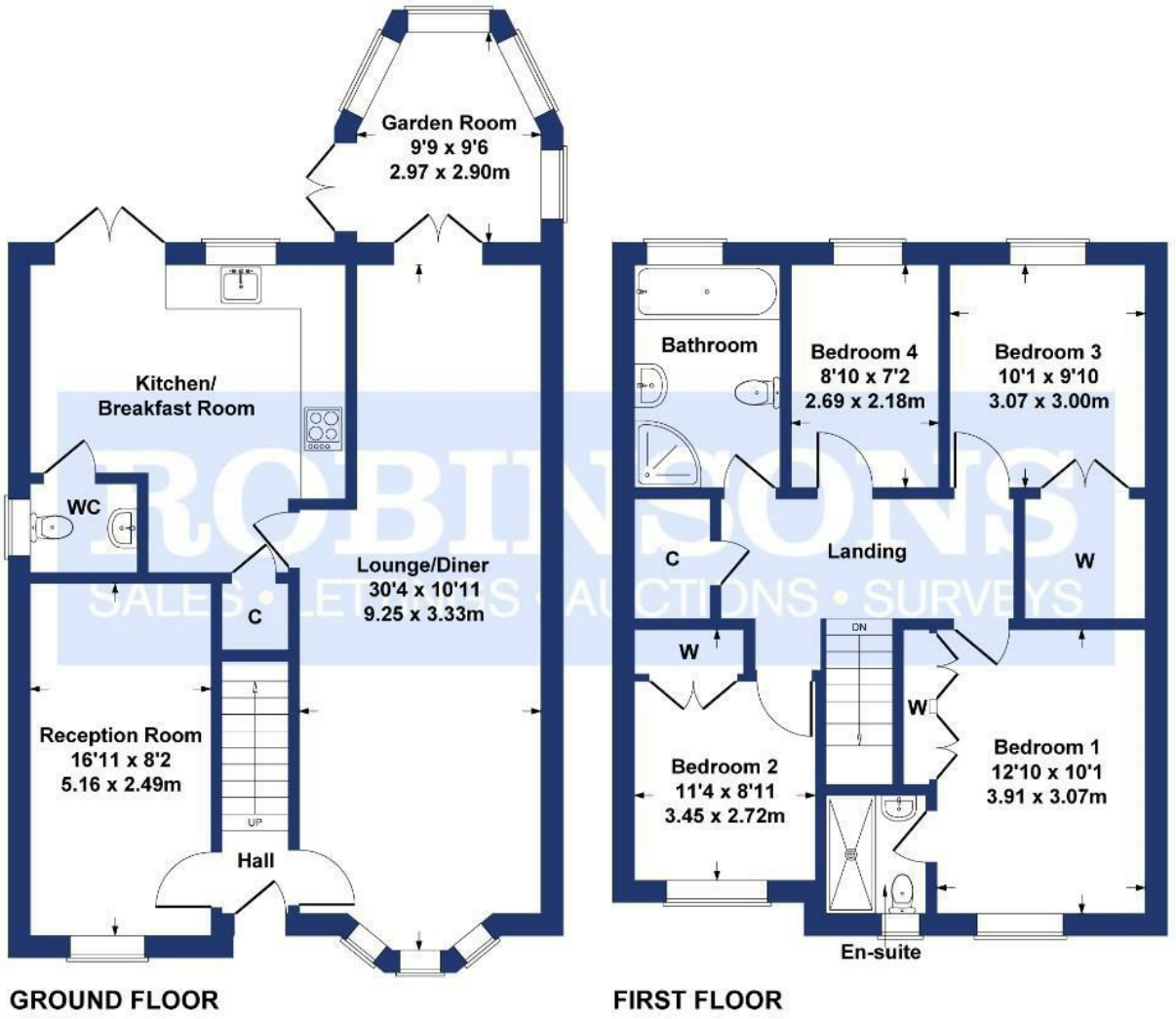






West Road Willington

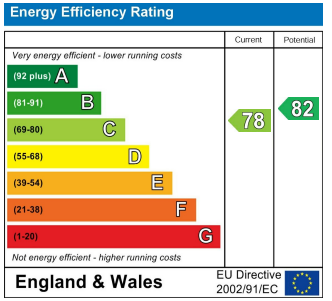
Approximate Gross Internal Area
1434 sq ft - 133 sq m



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



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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