



Witton Drive, DL16 6LU  
2 Bed - House - Mid Terrace  
Asking Price £105,000

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



Robinsons are delighted to present this well-appointed two-bedroom mid-link home, which is situated on the ever-popular Grange Estate just off Durham Road. Enjoying an excellent position, this attractive property is ideal for a wide range of buyers, including first-time purchasers and buy-to-let investors.

The home offers a range of appealing features, including a spacious lounge/dining area, pleasant outlooks to both the front and rear, easy-to-maintain garden spaces, a separate garage within a nearby block, and a well-presented kitchen and bathroom. Its location is another major advantage, being within easy reach of Spennymoor Town Centre, local amenities, and convenient bus routes on Durham Road. The property also benefits from UPVC double glazing and gas central heating.

The accommodation briefly comprises an entrance hallway leading into a generously sized lounge/dining room and a kitchen fitted with integrated appliances. To the first floor, there are two well-proportioned bedrooms and a family bathroom.

Externally, the property features a low-maintenance front patio/garden area and a good-sized enclosed patio/garden to the rear. A separate garage is situated within a neighbouring block.

With its excellent setting and appealing features, early viewing is strongly recommended to avoid disappointment.

#### Porch

Tiled flooring, Upvc window

#### Lounge

19'2 x 12 (5.84m x 3.66m )

quality flooring, Upvc window, radiator, feature radiator, electric fire and stairs to the first floor.

#### Kitchen

11'9 x 8'1 (3.58m x 2.46m )

Morden wall and base units, integrated oven, hob extractor fan, plumbed for washing machine, space for dryer, space for fridge / freezer, tiled splash backs, stainless steel sink with mixer tap and drainer, Upvc window, feature radiators, access to the rear.

#### Landing

Loft Access, storage cupboard.

#### Bedroom One

12'0 x 10'7 (3.66m x 3.23m )

Upvc Window, feature radiator, quality flooring .

#### Bedroom Two

12'0 x 8'1 (3.66m x 2.46m )

Upvc window, feature radiator, quality flooring, storage cupboard, over looking the rear.

#### Bathroom

7'3 x 5'1 (2.21m x 1.55m )

panelled bath with shower over, wash hand basin, W/C, heated towel rail, tiled splash backs, quality flooring extractor fan.

#### Externally

To the front elevation is a easy to maintain garden/patio and to the rear is a good sized enclosed garden and patio again which is easy to maintain. The property also has the bonus of a garage located in a close by block.

#### Agents Notes.

Council Tax: Durham County Council, Band A

Tenure: Freehold.

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

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 – no

Probate –NA

Rights & Easements – None known

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 – None known

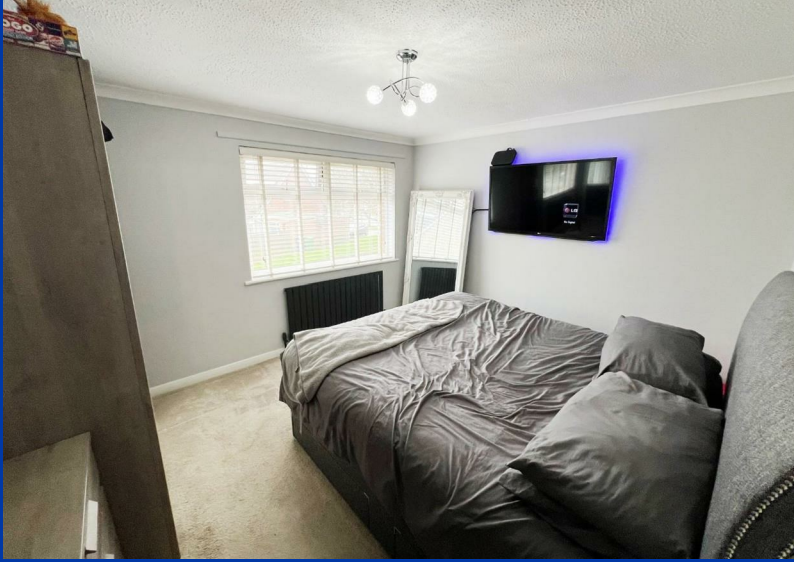
Planning Permission – Nothing in the local area to affect this property that we are aware of. Accessibility/Adaptations – stair access only, no lift

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.







# OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

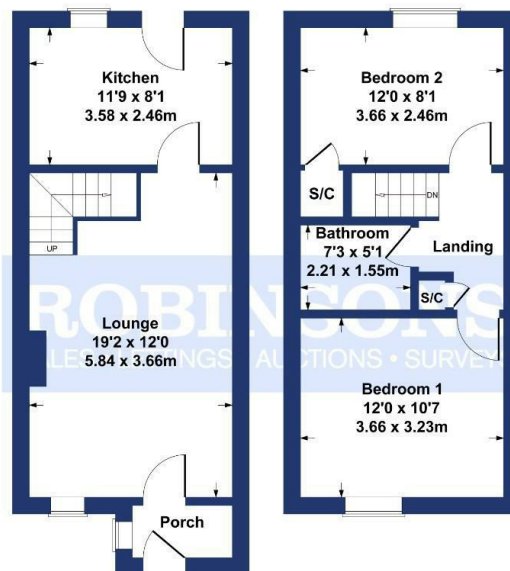
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Witton Drive

Approximate Gross Internal Area  
687 sq ft - 64 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) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales<br>EU Directive 2002/91/EC  |         |           |

### DURHAM

1-3 Old Elvet

DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

### DURHAM REGIONAL HEAD OFFICE

19A old Elvet

DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

### CHESTER-LE-STREET

45 Front Street

DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

### BISHOP AUCKLAND

120 Newgate Street

DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

### CROOK

Royal Corner

DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

### SPENNYMOOR

11 Cheapside

DH16 6QE

T: 01388 420444

E: info@robinsonsspennymoor.co.uk

### SEDFIELD

3 High Street

TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

### WYNYARD

The Wynd

TS22 5QQ

T: 0174 064 5444

E: info@robinsonswynyrd.co.uk

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

SALES • LETTINGS • AUCTIONS

11 Cheapside, Spennymoor, DL16 6QE | Tel: 01388 420444 | info@robinsonsspennymoor.co.uk

www.robinsonsestateagents.co.uk