



Devon Drive, Willington, DL15 0AY
2 Bed - House - Semi-Detached
£90,000

ROBINSONS
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Devon Drive Willington, DL15 0AY

* RECENTLY REFURBISHED * NO FORWARD CHAIN * OFF ROAD PARKING AND REAR GARDEN *

Robinsons are delighted to offer to the sales market, with the added advantage of no onward chain, this beautifully presented two-bedroom semi-detached home. Recently refurbished throughout, the property boasts stylish modern fixtures and fittings, creating a contemporary and move-in-ready home ideal for a range of buyers.

The refurbishment programme includes a newly fitted kitchen featuring a modern range of wall, base and drawer units with integrated appliances, a ground floor WC, contemporary décor, and new flooring throughout. Further benefits include off-street parking via a driveway, attractive gardens, UPVC double glazing, and gas central heating.

The internal accommodation briefly comprises an entrance vestibule leading into a bright and welcoming lounge overlooking the front aspect. To the rear is a modern kitchen/dining room, fitted with a stylish range of units, integrated hob and oven, space for additional appliances, and ample room for a dining table. The ground floor also benefits from a WC and useful under-stairs storage cupboard.

To the first floor are two well-proportioned bedrooms and a family bathroom fitted with a three-piece suite, including a shower over the bath.

Externally, the property enjoys a driveway to the front providing off-street parking, while the rear garden offers a pleasant outdoor space with a paved patio area, ideal for relaxing and entertaining.

Conveniently situated on Devon Drive in the popular village of Willington, the property is well placed for local schools, shopping facilities, and excellent bus links.

Early viewing is highly recommended. Contact Robinsons today for further information or to arrange an appointment to view.











AGENTS NOTES

Council Tax: Durham County Council, Band A - Approx. £1748.00 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 – yes

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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

Devon Drive Willington

Approximate Gross Internal Area
609 sq ft - 57 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			
(82 plus)	A		
(61-81)	B		
(49-60)	C		
(35-48)	D		
(29-34)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		58	75
EU Directive 2002/91/EC			

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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