

Whitworth Park Drive, DH4 6GN  
2 Bed - House - Semi-Detached  
£154,995

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\* POPULAR DEVELOPMENT \* MODERN AND WELL PRESENTED \* IDEAL STARTER HOME \* GARDENS AND PARKING \* CLOSE TO ROAD LINKS, SCHOOLS AND SHOPS \* DOUBLE GLAZING AND GAS CENTRAL HEATING \* MUST BE VIEWED \*

This modern and well-presented home is located on a popular development and offers an ideal opportunity for first-time buyers or those seeking a low-maintenance property in a convenient setting. The accommodation is well laid out and ready to move into.

The floorplan briefly comprises a comfortable lounge and dining room, fitted kitchen and a useful downstairs cloakroom with WC. To the first floor there are two double bedrooms and a family bathroom with WC. Externally, the property benefits from an enclosed rear garden and car parking to the front.

Elba Park occupies a unique setting within a well-regarded modern development built on the former Lambton coke works site, now regenerated into an extensive country park. The area benefits from miles of walking and cycling routes, green open spaces and a pleasant outlook, all while remaining extremely convenient for everyday living. There is excellent access to a wide range of local amenities including shops, schools, health and leisure facilities, along with superb road links via the A1 and A19, providing easy commuting both north and south.

## GROUND FLOOR

### Hall

### Downstairs WC

### Kitchen

10'0" x 6'9" (3.05 x 2.08)

### Lounge / Diner

16'0" x 13'8" (4.90 x 4.17)

## FIRST FLOOR

### Landing

### Bedroom

11'8" x 9'10" (3.58 x 3.02)

### Bedroom

12'11" x 9'8" (3.96 x 2.97)

### Bathroom

7'6" x 5'10" (2.29 x 1.80)

## AGENT'S NOTES

Council Tax: Sunderland, Band B - Approx. £1,628 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

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 – We are 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

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>

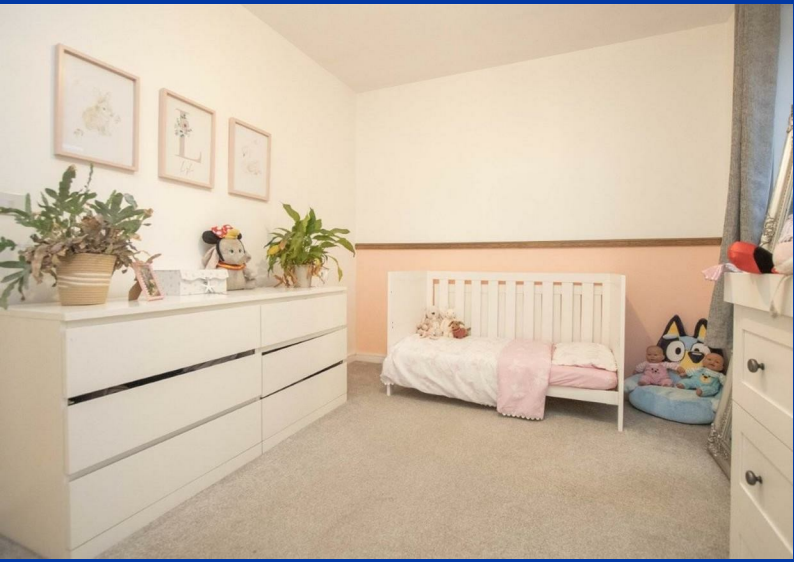
Protected Trees – None known

Planning Permission – Nothing in the local area to affect this property that we are aware of. Accessibility/Adaptations – NA

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.



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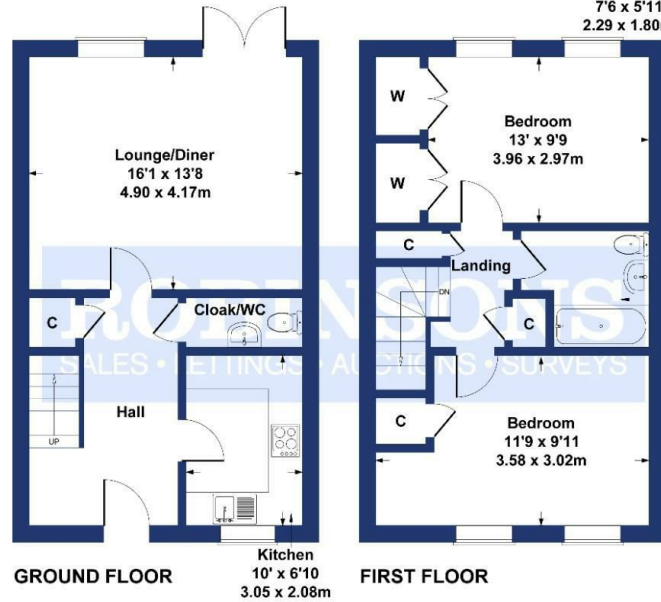
Strategic Marketing Plan

Dedicated Property Manager

## Whitworth Park Drive

Approximate Gross Internal Area  
883 sq ft - 82 sq m

Bathroom/WC  
7'6 x 5'11  
2.29 x 1.80m



### 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	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	88 → 89
(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	EU Directive 2002/91/EC

### DURHAM

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DH1 3HL

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T: 0191 383 9994 (option1) (Lettings)

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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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