



Westerton Close, Middlestone Moor, DL16

7BJ

4 Bed - House - Detached

£260,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

** Pleasant Cul-De-Sac Position ** Spacious & Versatile Floor Plan ** Well Presented Throughout ** Three Reception Rooms & Two Bathrooms ** Gardens, Ample Parking & Double Detached Garage ** Double Glazing & GCH Via Combination Boiler ** Utility & Cloak/WC ** Outskirts of Spennymoor ** Good Road Links ** Must Be Viewed **

The property is of a traditional construction and located at the head of this quiet, sought after cul-de-sac on the outskirts of Spennymoor, yet still conveniently located for access to local bus routes which are less than a five minute walk away. Spennymoor Town centre, local amenities, parks and leisure centre are all within easy reach, being just over a mile away. Ideal for those looking to commute, with good road links close by, as well as major road links of the A1(M) and A19.

The floor plan comprises: inviting entrance hallway, cloak/WC, comfortable lounge with bay window, modern fitted kitchen breakfast room, useful utility room with door to the double garage, study/reception room, dining room with patio doors the conservatory which overlooks the rear garden. The first floor has four bedrooms, master En-suite shower room/WC and family bathroom/WC which has a separate shower cubicle. Outside the property occupies a pleasant cul-de-sac position with front and rear gardens. The front has an open aspect with double driveway, which leads to the double detached garage.

EPC Rating D
Council Tax Band E

Hallway

Lounge

17'10 x 10'7 (5.44m x 3.23m)

Kitchen

19'8 x 7'10 (5.99m x 2.39m)

Utility

Dining room

10'8" x 10'1" (3.25m x 3.07m)

Conservatory

8'11" x 8'0" (2.72m x 2.44m)

Study

11'6" x 11'1" (3.51m x 3.38m)

W/C Cloakroom

Landing

Bedroom 1

15'1 x 11'0 (4.60m x 3.35m)

En-suite

Bedroom 2

12'6 x 10'9 (3.81m x 3.28m)

Bedroom 3

11'1 x 9'11 (3.38m x 3.02m)

Bedroom 4

11'2 x 7'4 (3.40m x 2.24m)

Bathroom

Double garage

Externally

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband:

Mobile Signal/Coverage:

Tenure: Freehold

Council Tax: Durham County Council, Band E - Approx.

£2,984.44 p.a

Energy Rating: D

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 & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.



OUR SERVICES

Mortgage Advice

Conveyancing

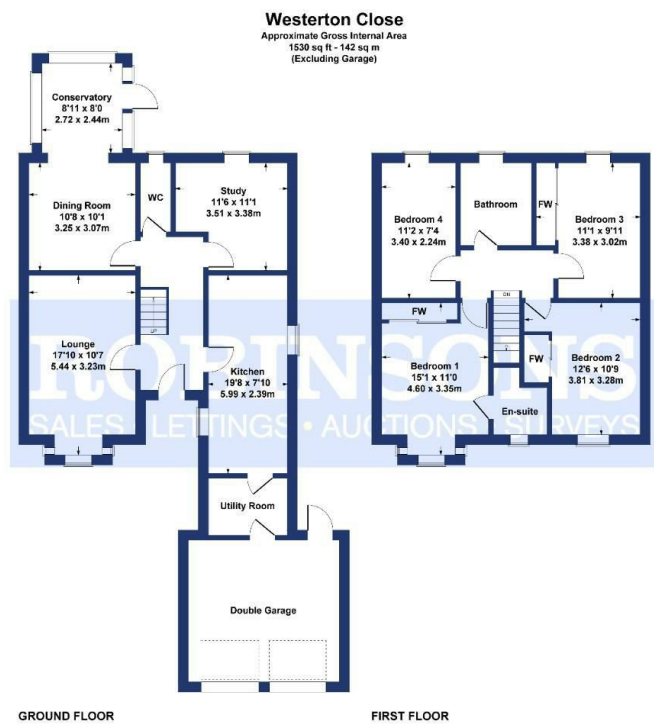
Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



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. 2022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	80

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		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

SEDGEFIELD

3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.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 • SURVEYS

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