

**Morgan Drive, Whitworth, DL16 7QF**  
**4 Bed - House - Townhouse**  
**Reduced £179,950**

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Robinsons are delighted to offer to the market this STUNNING EXTENDED FOUR BEDROOM TOWN HOUSE which is a credit to its current owners for its style and class throughout. The accommodation is spread across three floors and should appeal to a number of buyers including the growing family and first time buyers. Pleasantly situated on the popular and sought after Burton Wood development and close to all local shops, schools and amenities and Spennymoor Town Centre. The property is ideal for the commuter being close to the A1 and A19 which provides good road links to other parts of the region. The property benefits from ample living space throughout, conservatory with feature log burning stove, large lounge/diner, easy to maintain garden, UPVC DOUBLE GLAZING and GAS CENTRAL HEATING.

In brief the property comprises of; ENTRANCE HALLWAY, CLOAKROOM W/C, SPACIOUS LOUNGE with French doors to conservatory and rear gardens, KITCHEN/BREAKFAST ROOM. To the first floor there are THREE BEDROOMS and FAMILY BATHROOM, whilst to the second floor there is a beautiful and private MASTER BEDROOM with FITTED WARDROBES, DRESSING AREA and EN-SUITE. Externally there are FRONT and REAR GARDENS, DRIVEWAY and GARAGE. An internal viewing comes highly recommended.

EPC Rating C  
Council Tax Band C

#### Hallway

Radiator, stairs to the first floor.

#### W/C

W/C, tiled flooring, radiator, wash hand basin, extractor fan.

#### Lounge

16'3 x 14'9 max points (4.95m x 4.50m max points)

Solid wood flooring, radiator, uPVC window, French doors leading to the conservatory, storage cupboard.

#### Kitchen

13'0 x 8'0 max points (3.96m x 2.44m max points)

Modern wall and base units, integrated oven, hob, extractor fan, plumbed for washing machine, space for fridge freezer, stainless steel sink with mixer tap and drainer, tiled splashbacks, spotlights, uPVC bay window, radiator, stylish flooring.

#### Conservatory

13'5 x 9'3 (4.09m x 2.82m)

UPVC windows, stylish flooring, French doors leading to the rear, multi fuel stove.

#### Landing

Quality flooring, airing cupboard.

#### Bedroom Two

14'5 x 8'2 max points (4.39m x 2.49m max points)

UPVC window, radiator, quality flooring.

#### Bedroom Three

12'0 x 8'2 max points (3.66m x 2.49m max points)

UPVC window, radiator, quality flooring.

#### Bedroom Four

8'5 x 6'2 max points (2.57m x 1.88m max points)

UPVC window, radiator, quality flooring.

#### Bathroom

6'2 x 5'5 max points (1.88m x 1.65m max points)

White panelled bath with shower over, wash hand basin, w/c, uPVC window, tiled surround, chrome towel radiator.

#### Second Floor Landing

Quality flooring, access to the master bedroom.

#### Bedroom One

22'5 x 12'3 max points (6.83m x 3.73m max points)

Quality flooring, uPVC window, airing cupboard, Velux windows, radiator, dressing area, storage cupboard, loft access. fitted wardrobes.

#### En-suite

Shower cubicle, wash hand basin, w/c, tiled flooring, chrome towel radiator, Velux windows.

#### Externally

To the rear, there is an enclosed easy to maintain garden which gives access to a garage with a block.

#### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 9000Mbps \*

Mobile Signal/Coverage: Poor to Average depending on provider

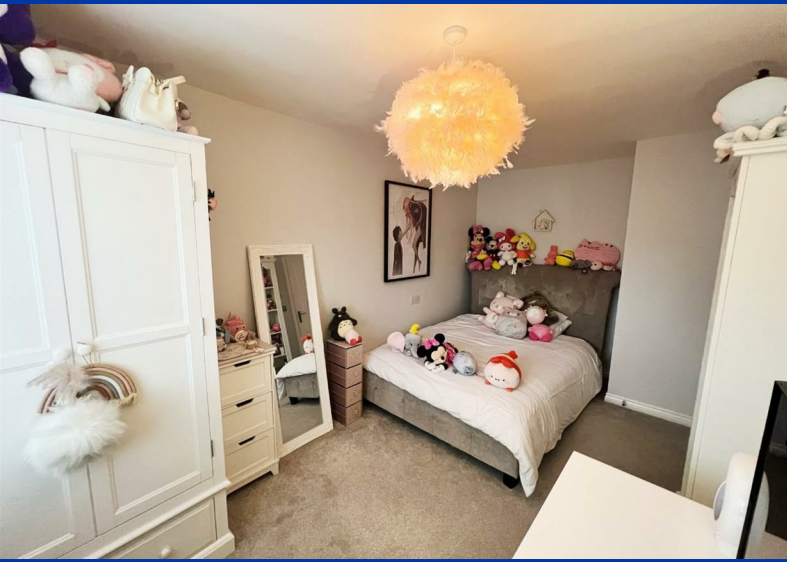
Tenure: Freehold

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

£2,066.07 p.a

Energy Rating: C

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.



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**Morgan Drive**  
Approximate Gross Internal Area  
1619 sq ft - 141 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. 2024

Energy Efficiency Rating		Current	Potential
105-120	A		90
81-104	B		
65-80	C		
49-64	D		
33-48	E		
17-32	F		
1-16	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
102-110	A		
81-101	B		
65-80	C		
49-64	D		
33-48	E		
17-32	F		
1-16	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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