



**Abley Close, Middlestone Moor, DL16 7FA**  
**3 Bed - House - Semi-Detached**  
**£179,950**

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Robinsons are delighted to offer the market this extended three bedroom semi detached town house, which is situated on a ATTRACTIVE SMALL DEVELOPMENT on the outskirts of Spennymoor yet still close enough for access to local schools, shops and amenities. Ideally located for the commuter travelling to nearby Durham City, Darlington and Teesside. The property in our opinion should suit a variety of purchasers and it is in immaculate decorative order throughout. This lovely home is a credit to its current owner and viewing comes highly recommended. Built by Keep Moat Homes and still under the NHBC Guarantee.

In brief the property comprise of entrance hallway, ground floor W/C, spacious lounge, conservatory extension, open plan kitchen/diner, to the first floor is two good sized bedrooms, family bathroom and useful office area which gives access to the beautiful, large and private master bedroom, which has the added bonus of ensuite and fitted wardrobes. Externally, to the front elevation there is a pleasant garden and driveway which leads to a garage. While to the rear there is an enclosed garden with raised decked area.

EPC Rating B  
Council Tax Band C

### Hallway

Radiator, stairs to first floor.

### W/C

W/C, wash hand basin, uPVC window, radiator.

### Lounge

14'7 x 11'3 (4.45m x 3.43m )

Radiator, storage cupboard, french doors leading to conservatory.

### Conservatory

10'1 x 9'3 (3.07m x 2.82m)

UPVC window's, access to rear.

### Kitchen/Diner

13'7 x 11'6 (4.14m x 3.51m)

Modern wall and base units, integrated oven, hob, extractor fan, plumbed for washing machine, plumbed for dishwasher, stainless steel sink with mixer tap and drainer, uPVC window, radiator, space for fridge freezer, space for dining room table.

### Landing

Radiator.

### Bedroom Two

14'7 x 9'5 max points (4.45m x 2.87m max points)

UPVC window, radiator.

### Bedroom Three

9'9 x 7'9 (2.97m x 2.36m)

UPVC window, radiator.

### Bathroom

Panelled bath with shower over, W/C, wash hand basin, extractor fan, uPVC window, radiator.

### Office Area/Dressing Room

UPVC window, radiator, stairs to master bedroom.

### Bedroom One

17'6 x 14'8 (5.33m x 4.47m )

Fitted wardrobes, uPVC window with lovely outlook, radiator, loft access.

### En-Suite

Shower cubicle, wash hand basin, W/C, velux window, large storage cupboard, radiator.

### Externally

To the front elevation is an easy to maintain garden, driveway and garage. While to the rear, there is a good sized enclosed garden and decked area.

### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 10000Mbps \*

Mobile Signal/Coverage: Good

Tenure: Freehold

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

£2,170.51p.a

Energy Rating: B

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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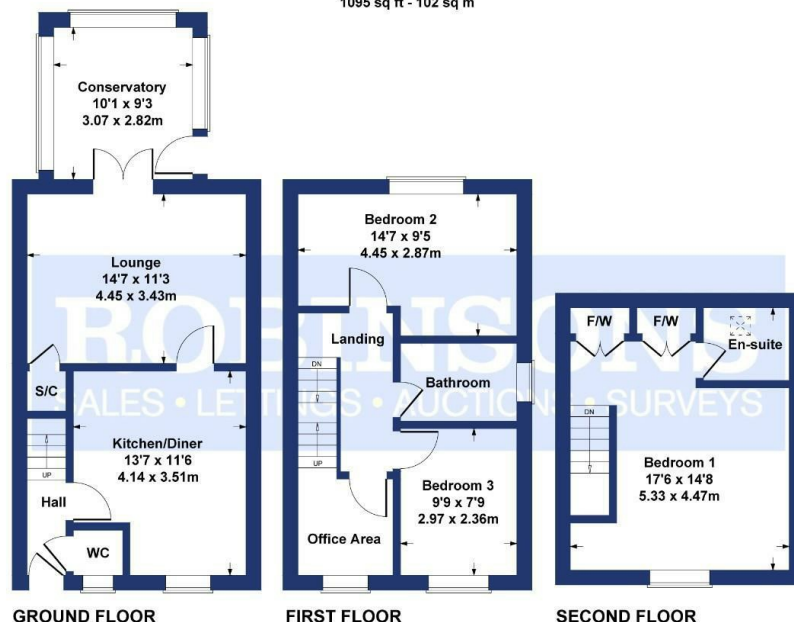
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**Abley Close**  
Approximate Gross Internal Area  
1095 sq ft - 102 sq m



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. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		95
(81-91)	B		85
(69-80)	C		
(55-68)	D		
(43-54)	E		
(31-42)	F		
(13-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(43-54)	E		
(31-42)	F		
(13-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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