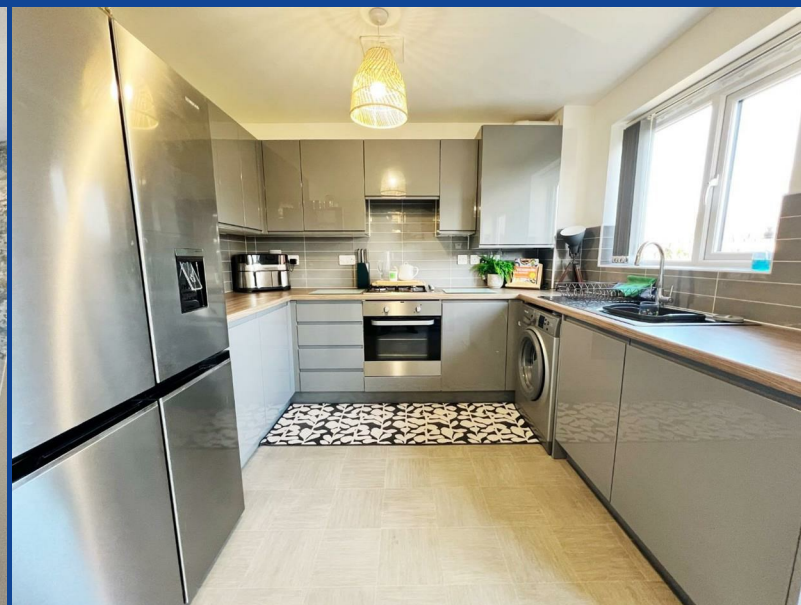




Maxey Drive, Middlestone Moor, DL16 7GT
3 Bed - House - Detached
Reduced £184,950

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

**** No Onward Chain ****

Robinsons are delighted to offer to the market this well presented THREE BEDROOM DETACHED property. This perfect family home is located in a popular residential area in Middlestone Moor only a short walk from local shops, schools and regular bus services. A good network of roads provide EASY ACCESS to Bishop Auckland, Darlington and Durham. Spennymoor town centre is approximately one mile away with a WIDE RANGE OF SHOPPING AND LEISURE FACILITIES. This beautiful home as an endless amount of benefits and some of its key features are; beautiful open plan kitchen/dining room, modern bathroom, three good sized bedrooms, off road parking, garage and an easy to maintain larger than average garden to the rear.

In brief the property comprises of; Entrance porch, Cloakroom/WC, spacious lounge, stunning kitchen/dining room with integrated appliances, to the first floor is three well-proportioned bedrooms, the family bathroom is also located to the first floor. Externally to the front elevation there is an easy to maintain garden and driveway which leads to a garage. While to the rear, there is a lovely and large garden which is larger than average.

EPC Rating: B
Council Tax Band TBC

Hallway

UPVC window, radiator.

W/C

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

Lounge

14'6 x 14'7 (4.42m x 4.45m)

UPVC window, radiator, storage cupboard, stairs to first floor.

Kitchen/Diner

14'5 x 9'5 (4.39m x 2.87m)

Modern wall and base units, integrated oven, hob, extractor fan, plumbed for washing machine, space for fridge freezer, tiled splashbacks, radiator, uPVC window, space for dining room table, stainless steel sink with mixer tap and drainer, french doors leading to the rear.

Landing

Loft access, radiator.

Bedroom One

13'0 x 8'5 max points (3.96m x 2.57m max points)

UPVC window, radiator.

Bedroom Two

11'3 x 8'2 max points (3.43m x 2.49m max points)

UPVC window, radiator.

Bedroom Three

8'1 x 6'1 (2.46m x 1.85m)

UPVC window, radiator.

Bathroom

White panelled bath with shower over, wash hand basin, tiled splashbacks, W/C, uPVC window, radiator, extractor fan.

Externally

To the front elevation is an easy to maintain garden, driveway and garage. While to the rear, there is a lovely south facing garden and patio.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Ultra-fast 1000Mbps *

Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band - Approx. £ p.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.



OUR SERVICES

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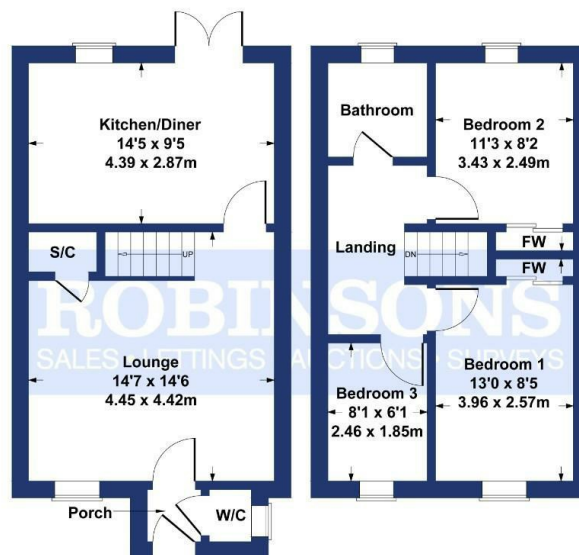
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Maxey Drive
Approximate Gross Internal Area
728 sq ft - 68 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. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
105-120 kWh/m²/yr A		95
81-104 kWh/m²/yr B		
66-80 kWh/m²/yr C		
51-65 kWh/m²/yr D		
36-50 kWh/m²/yr E		
21-35 kWh/m²/yr F		
6-20 kWh/m²/yr G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
102-110 g/kWh A		
89-101 g/kWh B		
76-88 g/kWh C		
63-75 g/kWh D		
50-62 g/kWh E		
37-49 g/kWh F		
24-36 g/kWh G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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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.

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