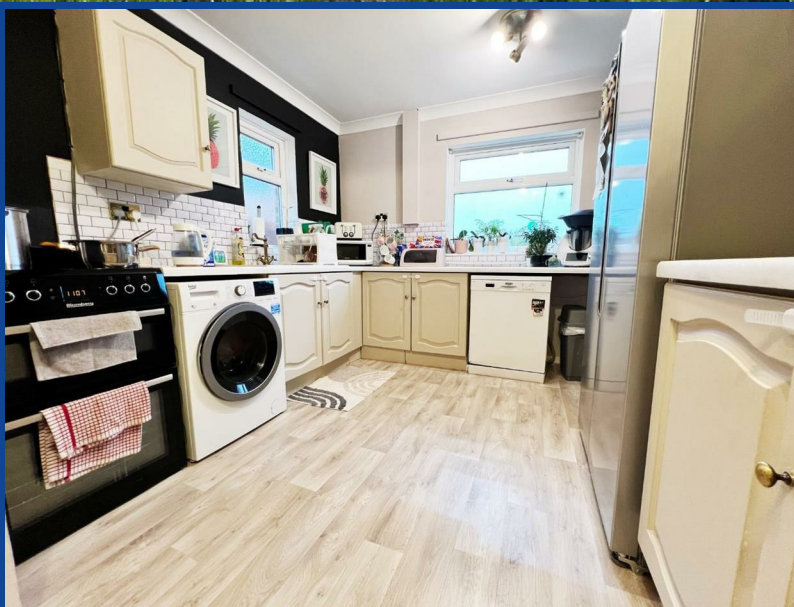
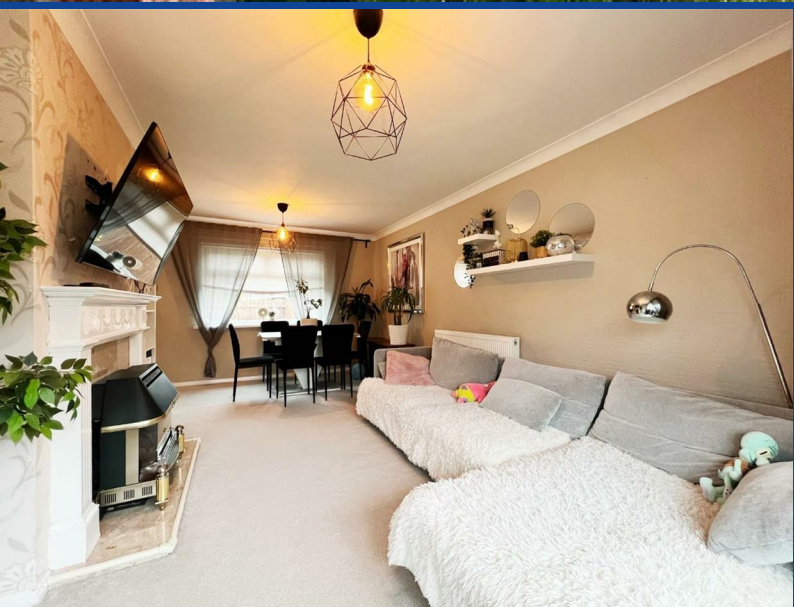




Heath Road, Middlestone Moor, DL16 7DT
3 Bed - House - Terraced
£86,000

ROBINSONS
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Robinsons are delighted to offer to the market this well presented family home located on Heath Road in Middlestone Moor, Spennymoor, this delightful terraced house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space for guests or a home office.

As you step inside, you will be greeted by a warm and inviting atmosphere, with ample natural light flowing through the living areas. The layout is practical, providing a seamless flow from room to room, making it perfect for both entertaining and everyday living. The kitchen is functional and offers plenty of storage, making meal preparation a breeze.

The bedrooms are generously sized, providing a peaceful retreat at the end of the day. Each room has the potential to be personalised to suit your style, whether you prefer a serene sanctuary or a vibrant space. The property also benefits from a modest outdoor area, perfect for enjoying a morning coffee or unwinding after a long day.

Located in the friendly community of Middlestone Moor, you will find local amenities within easy reach, including shops, schools, and parks. The area is well-connected, making it convenient for commuting to nearby towns and cities.

This terraced house on Heath Road presents an excellent opportunity for those looking to establish a home in a welcoming neighbourhood. With its spacious layout and prime location, it is a property not to be missed. Whether you are a first-time buyer or seeking a family home, this residence offers the perfect canvas for your next chapter.

EPC Rating C
Council Tax Band A

Hallway

Radiator, stairs to first floor.

Lounge/Dining Room

20'0 x 11'4 (6.10m x 3.45m)

Quality flooring, radiator, uPVC bay window, uPVC window.

Kitchen

14 x 13'1 (4.27m x 3.99m)

Wall and base units, plumbed for washing machine, plumbed for dishwasher, electric cooker point, sink with mixer tap, tiled splashbacks, uPVC windows, space for fridge freezer, pantry, radiator.

Landing

Loft access.

Bedroom One

11'3 x 9'8 (3.43m x 2.95m)

UPVC window, radiator.

Bedroom Two

11'5 x 9'6 (3.48m x 2.90m)

Large fitted wardrobe, uPVC window, radiator.

Bedroom Three

11'5 x 7'4 (3.48m x 2.24m)

UPVC window, radiator.

Bathroom

Panelled bath with shower over, wash hand basin, uPVC window, radiator, storage cupboard.

W/C

W/C, uPVC window.

Externally

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

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 A - Approx.

£1,703.96 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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Strategic Marketing Plan

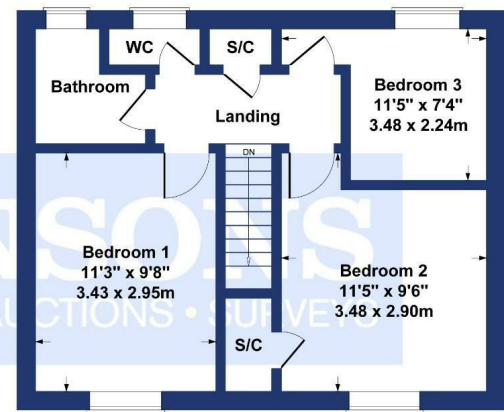
Dedicated Property Manager

Heath Road

Approximate Gross Internal Area
996 sq ft - 93 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			
81-104 kWh/m²/yr B			
65-80 kWh/m²/yr C			
50-64 kWh/m²/yr D			
35-49 kWh/m²/yr E			
21-34 kWh/m²/yr F			
1-20 kWh/m²/yr G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	83

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
105-120 g/kWh A			
81-104 g/kWh B			
65-80 g/kWh C			
50-64 g/kWh D			
35-49 g/kWh E			
21-34 g/kWh F			
1-20 g/kWh G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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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