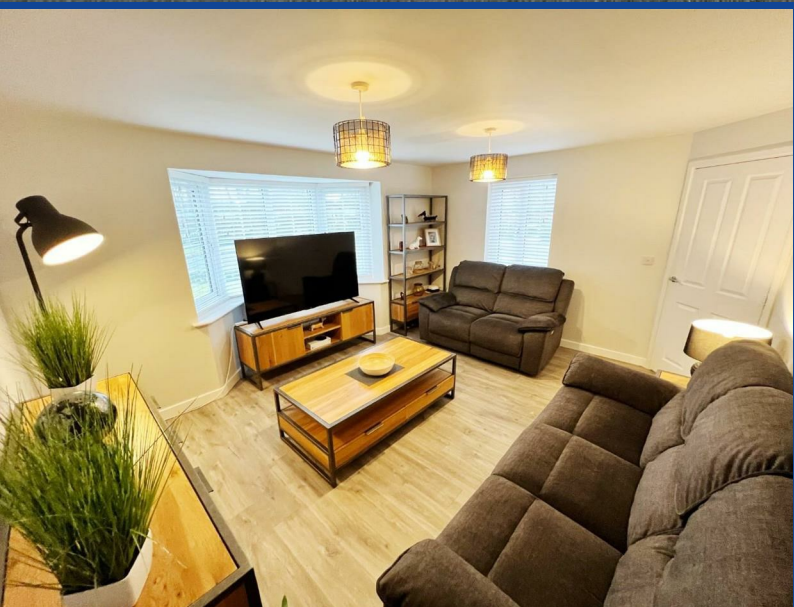




Abley Close, Middlestone Moor, DL16 7FA
3 Bed - House - Link Detached
£195,000

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Situated in the sought after location of Abley Close, Middlestone Moor, this impressive three-bedroom linked detached family home presents a wonderful opportunity for those seeking modern living in a well-connected area. Situated on a small, recently developed estate, this property is conveniently located on the outskirts of the vibrant town of Spennymoor, which offers a range of local amenities and services.

Upon entering, you are greeted by a welcoming entrance hall that leads to a thoughtfully designed cloakroom and w.c. The spacious living room is bathed in natural light, creating a warm and inviting atmosphere, perfect for both relaxation and entertaining. The heart of the home is undoubtedly the stylish fitted dining kitchen, which boasts integrated appliances and ample space for family dining, making it an ideal setting for gatherings.

The first floor features a well-appointed landing that leads to three generously sized bedrooms. The master bedroom is particularly noteworthy, complete with its own en-suite shower room, providing a private retreat for the homeowners.

Outside, the property benefits from a large, enclosed rear garden, perfect for children to play or for hosting summer barbecues. Additionally, a driveway provides convenient access to the integral garage, enhancing the practicality of this delightful home.

A viewing is highly recommended to fully appreciate the size, location, and impeccable presentation of this exceptional property. Whether you are a growing family or looking for a modern home in a peaceful setting, this residence is sure to impress.

EPC Rating B
Council Tax Band C

Hallway

Radiator, quality flooring, stairs to first floor.

W/C

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

Lounge

14'7 x 13'9 max points (4.45m x 4.19m max points)
UPVC bay window, radiator, uPVC window, quality flooring.

Kitchen/Diner

15'4 x 10'4 (4.67m x 3.15m)
Modern wall and base units integrated oven, hob, extractor fan, fridge freezer, stainless steel sink with mixer tap and drainer, plumbed for washing machine, space for dining room table, uPVC window, radiator, french doors leading to rear, large storage cupboard.

Landing

UPVC window, radiator.

Bedroom One

13'6 x 9'6 max points (4.11m x 2.90m max points)
UPVC window, radiator, storage cupboard.

En-Suite

Shower cubicle, wash hand basin, W/C, uPVC, radiator, extractor fan.

Bedroom Two

11'8 x 8'1 (3.56m x 2.46m)
UPVC windows, radiator.

Bedroom Three

8'6 x 6'3 (2.59m x 1.91m)
UPVC window, radiator.

Bathroom

7'3 x 4'8 (2.21m x 1.42m)
White panelled bath with shower over, wash hand basin, W/C, tiled splashbacks, uPVC window, extractor fan, radiator.

Externally

To the front elevation is an easy to maintain garden and driveway which leads to a garage. While to the rear there is a lovely enclosed garden, patio 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. £2,271.95 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.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



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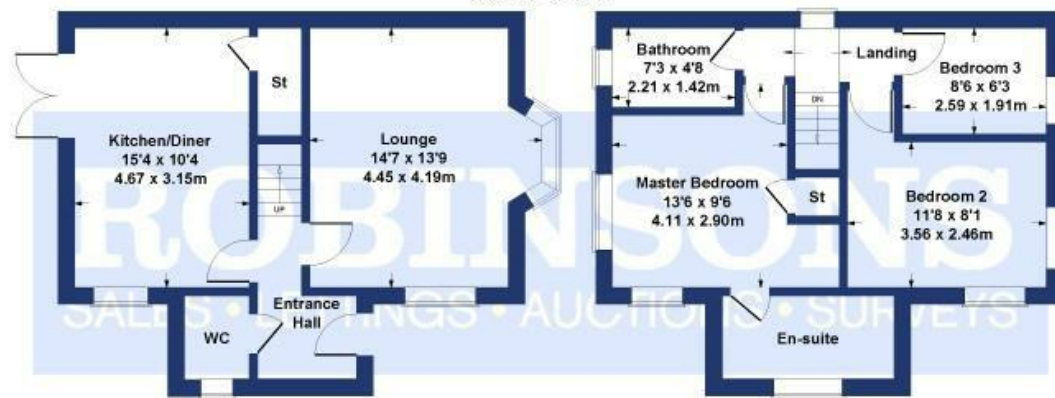
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Abley Close

Approximate Gross Internal Area
906 sq ft - 84 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	A		
(91-95)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(41-54)	F		
(21-40)	G		
Not energy efficient - higher running costs			
England & Wales		83	95
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(91-95)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(41-54)	F		
(21-40)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

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