



Westerton Close, Middlestone Moor, DL16 7BJ
4 Bed - House - Detached
£950 PCM

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Westerton Close

Middlestone Moor, DL16 7BJ

Unfurnished ** Pleasant Cul-De-Sac Position ** Spacious & Versatile Floor Plan ** Well Presented Throughout ** Three Reception Rooms & Two Bathrooms ** Gardens, Ample Parking & Double Detached Garage ** Double Glazing & GCH Via Combination Boiler ** Utility & Cloak/WC ** Outskirts of Spennymoor ** Good Road Links ** Must Be Viewed **

The floor plan comprises: inviting entrance hallway, cloak/WC, comfortable lounge with bay window, modern fitted kitchen breakfast room, useful utility room with door to the double garage, study/reception room, dining room with patio doors the conservatory which overlooks the rear garden. The first floor has four bedrooms, master En-suite shower room/WC and family bathroom/WC which has a separate shower cubicle. Outside the property occupies a pleasant cul-de-sac position with front and rear gardens. The front has an open aspect with double driveway, which leads to the double detached garage.

The property is of a traditional construction and located at the head of this quiet, sought after cul-de-sac on the outskirts of Spennymoor, yet still conveniently located for access to local bus routes which are less than a five minute walk away. Spennymoor Town centre, local amenities, parks and leisure centre are all within easy reach, being just over a mile away. Ideal for those looking to commute, with good road links close by, as well as major road links of the A1(M) and A19.

No Smokers

No Pets

EPC Rating D

Council Tax Band E

Tenants earnings £28,500

Guarantors earnings £34,200













Hallway

Lounge

17'10 x 10'7 (5.44m x 3.23m)

Kitchen

19'8 x 7'10 (5.99m x 2.39m)

Utility

Dining room

10'8" x 10'1" (3.25m x 3.07m)

Conservatory

8'11" x 8'0" (2.72m x 2.44m)

Study

11'6" x 11'1" (3.51m x 3.38m)

W/C Cloakroom

Landing

Bedroom 1

15'1 x 11'0 (4.60m x 3.35m)

En-suite

Bedroom 2

12'6 x 10'9 (3.81m x 3.28m)

Bedroom 3

11'1 x 9'11 (3.38m x 3.02m)

Bedroom 4

11'2 x 7'4 (3.40m x 2.24m)

Bathroom

Double garage

Externally

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 9000Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band E - Approx. £2,984.44 p.a

Energy Rating: D



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.



Westerton Close

Approximate Gross Internal Area
1530 sq ft - 142 sq m
(Excluding Garage)



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. 2022

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(82 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

80

62

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. 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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