



Moorside, Middlestone Moor, DL16 7DZ
3 Bed - House - Semi-Detached
Asking Price £89,950

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Robinsons are pleased to offer to the market this GOOD SIZED THREE BEDROOM SEMI DETACHED HOUSE, which is located on a good sized plot within a quiet cul-de-sac in Moorside and is offered to the market with no onward chain. Conveniently located for access to nearby Spennymoor town centre, local bus routes, schools and amenities. In our opinion the property should suit a variety of purchasers. The property has an endless amount of benefits and some of its key features are larger than average garden, gas central heating and UPVC double glazing.

In brief the property comprises of; ENTRANCE HALLWAY, SPACIOUS LOUNGE, OPEN PLAN KITCHEN/DINING ROOM. To the first floor, there are THREE BEDROOMS, FAMILY BATHROOM and SEPARATE WC. Externally to the front elevation there is an EASY TO MAINTAIN GARDEN and DRIVEWAY, whilst to the rear, there is a GOOD SIZED GARDEN and PATIO AREA, which would be fantastic for any growing family.

EPC Rating C
Council Tax Band A

Entrance Hallway

With central heating radiator and stairs to first floor.

Lounge

17'3x11'4 (5.26mx3.45m)

With feature fire and surround, central heating radiator, french doors to rear garden and upvc windows.

Kitchen/Dining Room

17'3x12'9 (5.26mx3.89m)

Fitted with a range of white wall and base units, stainless steel sink unit with mixer tap and drainer, tiled splash backs, electric cooker point, plumbing for automatic washing machine, space for dining room table, storage cupboard, central heating radiator, upvc windows and side access.

First Floor

Landing

With airing cupboard and access to loft space.

Bedroom 1

11'3x9x8 (3.43mx2.74mx2.44m)

With storage cupboard, central heating radiator and upvc window.

Bedroom 2

11'5x9'6 (3.48mx2.90m)

With storage cupboard, central heating radiator and upvc window.

Bedroom 3

8'2x7'4 (2.49mx2.24m)

With storage cupboard, central heating radiator and upvc window.

Bathroom

Panelled bath with shower over, wash hand basin, extractor fan and upvc window.

Separate WC

With wc and upvc window.

Externally

To the front of the property is an easy to maintain garden with driveway, whilst to the rear there is a good sized enclosed garden with patio area.

Agebts Notes

Council Tax Band - A - Approx. £1,708.78 p.a

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas

Estimated Mobile phone coverage – Please refer to the Ofcom

Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – no

Probate –NA

Rights & Easements – None known

Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – None known

Planning Permission – Nothing in the local area to affect this property that we are aware of. Accessibility/Adaptations – stair access only, no lift

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. 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 before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

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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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	86
(69-80) C	72
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
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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