Morgan Drive, Spennymoor, DL16 7QF
3 Bed - House - Townhouse
Reduced £165,950

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Robinsons are delighted to offer to the market this well presented three bedroom town house which is a credit to its current owners for its style and class throughout. The accommodation is spread across three floors and should appeal to a number of buyers including the growing family. Pleasantly situated on the popular and sought after Burton Wood development and close to all local shops, schools and amenities and Spennymoor Town Centre. The property is ideal for the commuter being close to the A1 and A19 which provides good road links to other parts of the region. The property benefits from ample living space throughout, large lounge/diner, easy to maintain garden, UPVC DOUBLE GLAZING and GAS CENTRAL HEATING.

In brief the property comprises of; ENTRANCE HALLWAY, CLOAKROOM W/C, SPACIOUS LOUNGE with French doors to the good sized rear gardens, KITCHEN/BREAKFAST ROOM. To the first floor there are TWO BEDROOMS and FAMILY BATHROOM, whilst to the second floor there is a beautiful and private MASTER BEDROOM with FITTED WARDROBES, DRESSING AREA and EN-SUITE. Externally there are FRONT and REAR GARDENS, DRIVEWAY and GARAGE. An internal viewing comes highly recommended.

EPC Rating C
Council Tax Band C

Hallway
Radiator, stairs to first floor, storage cupboard.

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

Lounge/Diner
16'3 x 13'3 max points (4.95m x 4.04m max points)
Electric fire, radiator, space for dining room table, storage cupboard, french doors leading to rear.

Kitchen
12'8 x 6'2 (3.86m x 1.88m)
Modern wall and base units, integrated oven, hob, fridge freezer, extractor fan, dishwasher, washing machine, stainless steel sink with mixer tap and drainer, uPVC window, radiator, breakfast bar, spotlights.

Landing
Radiator, stairs to second floor.

Bedroom Two
13'3 x 11'6 max points (4.04m x 3.51m max points)
UPVC window, radiator, fitted wardrobes.

Bedroom Three
13'2 x 10'9 max points (4.01m x 3.28m max points)
UPVC window, radiator, fitted wardrobes.

Bathroom
6'3 x 6'2 max points (1.91m x 1.88m max points)
White panelled bath, W/C, wash hand basin, tiled splashbacks, spotlights, extractor fan.

Second Floor Landing
Access to master bedroom.

Bedroom One
15'5 x 13'2 max points (4.70m x 4.01m max points)
UPVC window, radiator, storage cupboard.

Dressing Room
10'3 x 6'4 max points (3.12m x 1.93m max points)
Fitted wardrobes, velux window, radiator.

En-suite
6'5 x 6'8 max points (1.96m x 2.03m max points)
Shower cubicle, wash hand basin, W/C, velux window, radiator, airing cupboard, spotlights, extractor fan.

Externally
To the front elevation is an easy to maintain forecourt. While to the rear, there is a good sized enclosed garden and patio which gives access to the driveway and garage which is located close by in block to the rear.

Agent Notes
Council Tax: Durham County Council, Band C
Tenure: Freehold

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 – Electric
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.

OUR SERVICES

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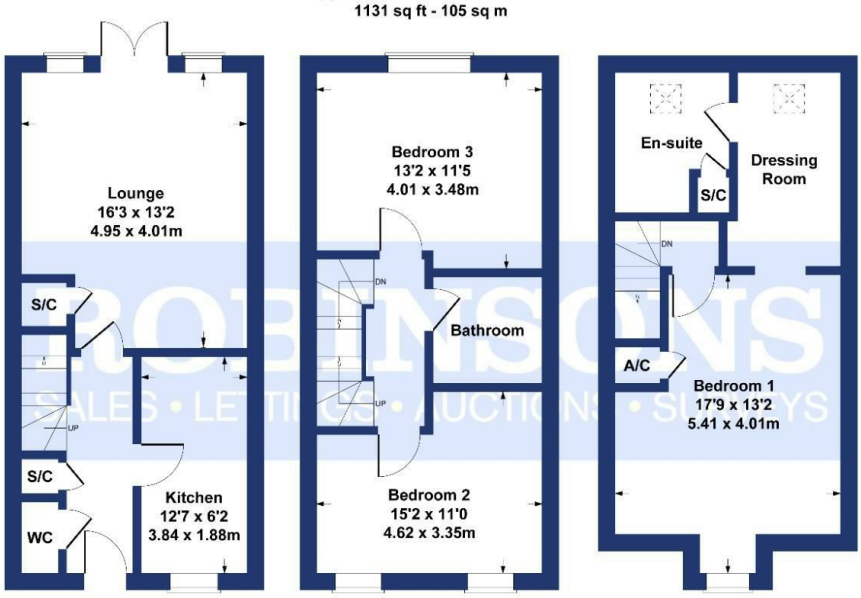
- Dedicated Property Manager

Morgan Drive

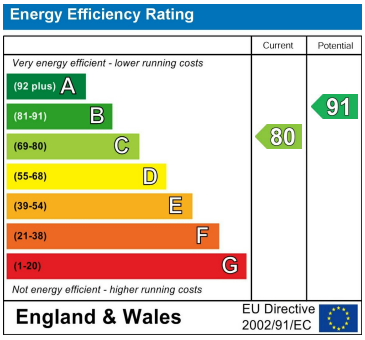
Approximate Gross Internal Area
1131 sq ft - 105 sq m



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. 2026



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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 efficent 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.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

RICS

ARLA Association of Residential Letting Agents

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