



Morgan Drive, Whitworth Park, DL16 7QF
2 Bed - Coachhouse
Asking Price £117,500

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Robinsons are delighted to present to the market this beautifully maintained two-bedroom detached modern coach house, situated within a quiet cul-de-sac on the highly regarded Burton Woods development. Offering stylish and spacious accommodation throughout, this property represents an excellent opportunity for first-time buyers, investors, or those looking to downsize.

Ideally positioned on the edge of this popular residential development, the property enjoys easy access to a wide range of local amenities, including shops, schools, leisure facilities and Spennymoor Town Centre. For commuters, excellent transport links via the nearby A1(M) and A19 provide convenient access to Durham, Sunderland, Teesside and beyond. Presented to an excellent standard throughout, the accommodation benefits from a modern fitted kitchen, a contemporary shower room, two generous double bedrooms with fitted wardrobes, UPVC double glazing and gas central heating. Externally, the property further benefits from off-road parking and a garage.

The accommodation briefly comprises: entrance hall, with stairs leading to the first-floor landing, a spacious and light-filled lounge, a superb fitted kitchen, two well-proportioned bedrooms, both featuring fitted wardrobes, and a stylish shower room. Externally, the property boasts its own driveway and garage, providing ample parking and storage.

EPC Rating: TBC
Council Tax Band: B

Hallway

Radiator, stairs to the first floor.

Landing

Upvc window, radiator, two storage cupboards.

Lounge

17'4 x 10'1 (5.28m x 3.07m)

Upvc windows, radiator. quality flooring

Kitchen

13'1 x 7'1 (3.99m x 2.16m)

Stunning wall and base units, integrated oven, hob, extractor fan, stainless steel sink with mixer tap and drainer, plumbed for washing machine, space for fridge/freezer, radiator, space for small dining room table, Upvc windows.

Bedroom One

11'1 x 10'3 (3.38m x 3.12m)

Fitted wardrobes, radiator, Upvc window

Bedroom Two

10'2 x 11'1 (3.10m x 3.38m)

Fitted wardrobes, radiator, Upvc window, storage cupboard.

Shower room

Large walk in shower, wash hand basin, wash hand basin, w/c, heated towel rail, Upvc window, radiator, extractor fan

Garage

Ev Charging point, lighting and power.

Agents Notes

Council Tax: Durham County Council, Band B
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 – Gas Central Heating

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>

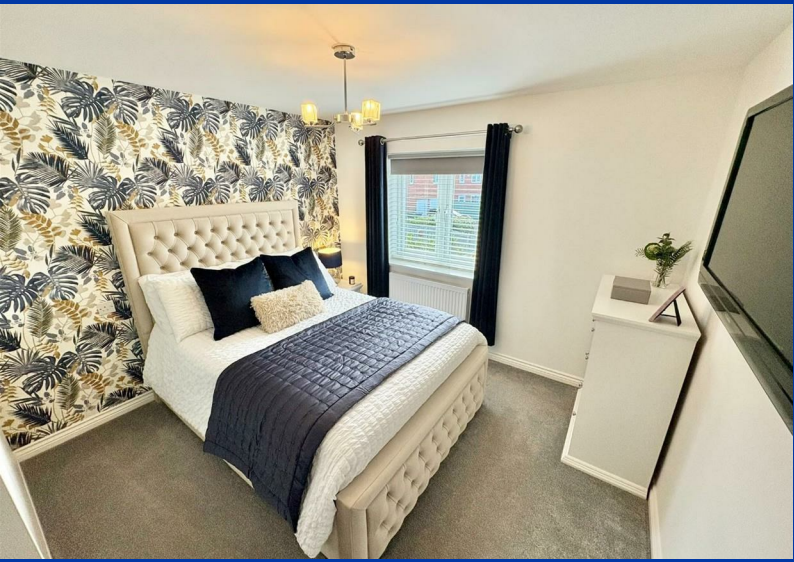
Protected Trees – None known

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 £35 + VAT (£42 including VAT per individual purchaser applies for carrying out these checks.



OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

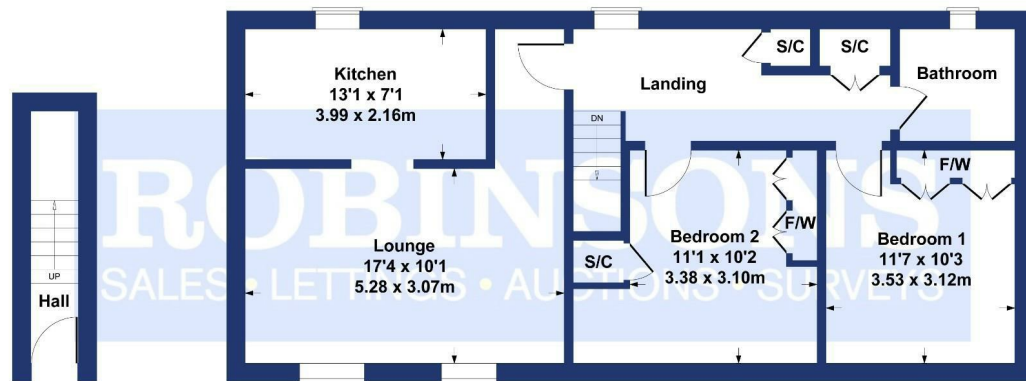
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Morgan Drive
Approximate Gross Internal Area
760 sq ft - 71 sq m
(Excluding Ground Floor)



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. 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		

DURHAM

1-3 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street
DH3 3BH

T: 0191 387 3000

E: info@robinsonscsls.co.uk

BISHOP AUCKLAND

120 Newgate Street
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

CROOK

Royal Corner
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

SPENNYMOOR

11 Cheapside
DH16 6QE

T: 01388 420444

E: info@robinsonsspennymoor.co.uk

SEDFIELD

3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd
TS22 5QQ

T: 0174 064 5444

E: info@robinsonswynyrd.co.uk

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 efficient 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.



ROBINSONS

SALES • LETTINGS • AUCTIONS

11 Cheapside, Spennymoor, DL16 6QE | Tel: 01388 420444 | info@robinsonsspennymoor.co.uk
www.robinsonsestateagents.co.uk