



Durham Road, Middlestone Moor, DL16 7AS
3 Bed - House - Mid Terrace
Asking Price £105,000

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An absolute credit to its current owners, this beautifully presented three-bedroom terraced home is situated in the popular, family-friendly area of Middlestone Moor which is offered to the market with no onward chain. Lovingly maintained and thoughtfully modernised to a high standard, this deceptively spacious property offers stylish, move-in-ready accommodation throughout.

Ideally located within a short drive of Spennymoor town centre, the property also benefits from excellent access to major road links and local bus routes. Perfect for families, first-time buyers or those looking to downsize, further benefits include gas central heating via a combi boiler, double glazing and attractive solid oak flooring to the ground floor.

The accommodation briefly comprises an entrance vestibule leading to a welcoming hallway, ground floor cloakroom/WC, a spacious lounge with a front-facing bay window, separate dining room with French doors opening to the rear, and a modern fitted kitchen featuring a range of wall and base units and an integrated dishwasher.

To the first floor, the landing provides access to three bedrooms, with the master bedroom benefiting from fitted wardrobes, alongside an impressive, approximately 13ft re-fitted bathroom featuring a panelled bath and separate double shower cubicle.

The generous loft space, measuring approximately 15ft 6in x 15ft 4in, offers exciting potential for further development, subject to the necessary consents.

Externally, the property enjoys an enclosed courtyard-style rear garden with gated access, while a covered carport with roller shutter door provides convenient off-street parking.

Early internal viewing is highly recommended to fully appreciate the space, quality, modern styling and excellent standard of accommodation this delightful home has to offer.

EPC rating - D
Council tax band - A

ENTRANCE VESTIBULE

ENTRANCE HALLWAY

GROUND FLOOR CLOAKS / WC

SPACIOUS LOUNGE

15'8" x 12'8" (4.78 x 3.86)

SEPARATE DINING ROOM

13'9" x 10'2" (4.19 x 3.10)

KITCHEN

13'10" x 7'5" (4.22 x 2.26)

FIRST FLOOR LANDING

MASTER BEDROOM

12'3" x 10'7" (3.73 x 3.23)

BEDROOM TWO

13'11" x 10'7" (4.24 x 3.23)

BEDROOM THREE

10'10" x 5'4" (3.30 x 1.63)

BATHROOM

LOFT SPACE

15'6" x 15'4" (4.72 x 4.67)

EXTERNALLY

AGENT NOTES

Council Tax: Durham County Council, Band a

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

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 – no

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>

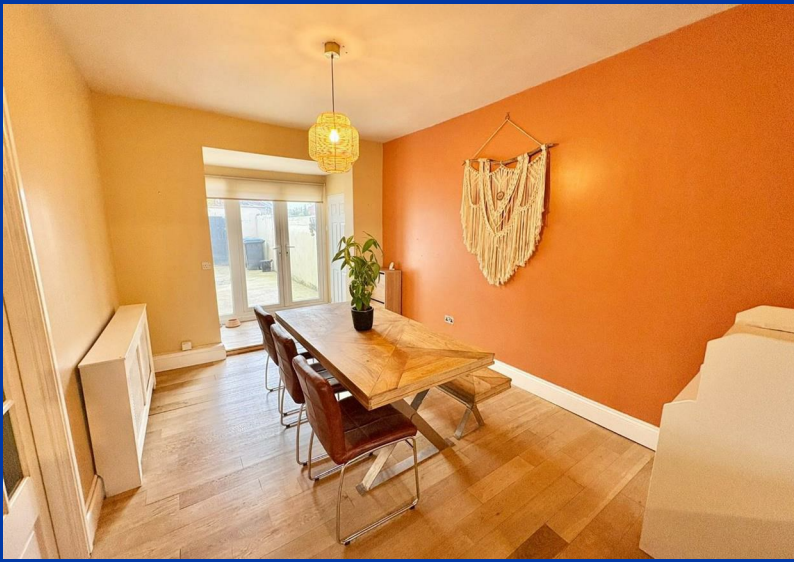
Protected Trees – None known

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 £50.00 + VAT (£60.00 including VAT) per individual purchaser applies for carrying out these checks.



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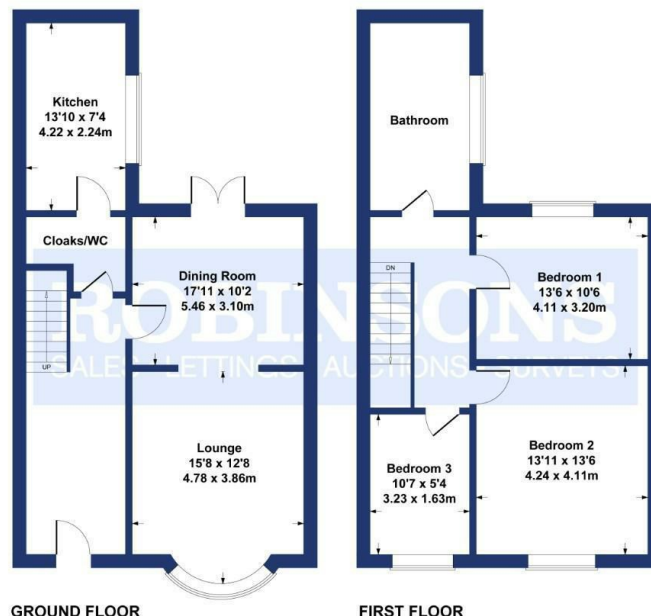
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Durham Road, Middlestone Moor, DL16 7AS

Approximate Gross Internal Area
1243 sq ft - 115 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. 2020

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		
EU Directive 2002/91/EC		
England & Wales		

DURHAM

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WYNYARD

The Wynd

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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 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.

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