





Maxey Drive, Spennymoor, DL16 7GT
3 Bed - House - Semi-Detached
Asking Price £170,000

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Robinsons are delighted to offer to the market this beautifully presented three-bedroom semi-detached family home, pleasantly situated on the sought-after Maxey Drive development in Spennymoor. Occupying a generous corner plot, this modern property provides spacious and well-planned accommodation, making it an ideal purchase for first-time buyers, growing families, and professionals alike.

The property benefits from a spacious lounge, a contemporary kitchen/dining room, ground floor WC, three well-proportioned bedrooms, an en-suite shower room to the master bedroom, and a modern family bathroom. The excellent layout offers comfortable and versatile living space throughout.

Externally, the home enjoys substantial gardens to both the front and rear, providing excellent outdoor space for families, entertaining, or simply relaxing. A double driveway and single garage offer ample off-street parking and additional storage facilities.

In brief, the accommodation comprises: Entrance Hallway, Lounge, Kitchen/Dining Room and Ground Floor WC to the ground floor. To the first floor are two double bedrooms, a further single bedroom, the master benefiting from an en-suite shower room, together with a family bathroom.

Rarely available on such a generous plot, this attractive home is sure to appeal to a wide range of buyers. Early viewing is highly recommended to fully appreciate the space, position, and quality of accommodation on offer.

EPC Rating: B
Council Tax Band: B

GROUND FLOOR

Entrance hall
Entered via a composite door from the front and with laminate flooring, uPVC double glazed window to the side and stairs to the first floor.

Lounge
15'3" x 10'0" maximum (4.66 x 3.05 maximum)
With uPVC double glazed window to the front , under stairs alcove storage and laminate flooring.

Kitchen/Dining Room
13'7" x 7'10" (4.16 x 2.39)
Fitted with a range of modern wall and base units having contrasting worktops incorporating single drainer stainless steel sink unit, gas hob with extractor hood, built under oven, plumbing for dishwasher and washing machine, tiled splash backs, uPVC patio doors and window to the rear.

WC
Fitted with a low level WC, wash basin and laminate flooring.

FIRST FLOOR

Landing
With loft access

Bedroom 1
13'1" x 9'2" (4.00 x 2.81)
With uPVC double glazed window to the front.

En-suite
Fitted with a three piece suite comprising shower cubicle with mains fed shower, wash basin, low level WC, tiled splash backs, extractor fan, laminate flooring and uPVC double glazed window to the rear.

Bedroom 2
13'7" x 11'6" maximum (4.16 x 3.51 maximum)
With over stair storage shelf, built in wardrobes and uPVC double glazed dormer window to the front

Bedroom 3
11'8" x 6'9" (3.56 x 2.08)
With uPVC double glazed window to the rear.

Family Bathroom
Fitted with a modern three piece suite comprising panelled bath, wash basin, low level WC, tiled splash backs, extractor fan, laminate flooring and uPVC double glazed window to the rear.

EXTERNALLY
To the front of the property there is an open plan lawned garden with double length driveway leading to an integrated single garage. A gate to the side leads to a large rear garden which is mainly laid to lawn and with three paved patio areas, raised vegetable plot, pedestrian door to the garage, and garden shed.

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
Estate Management Charge will apply on completion of the site.
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 £50.00 + VAT (£60.00 including VAT) per individual purchaser applies for carrying out these checks.











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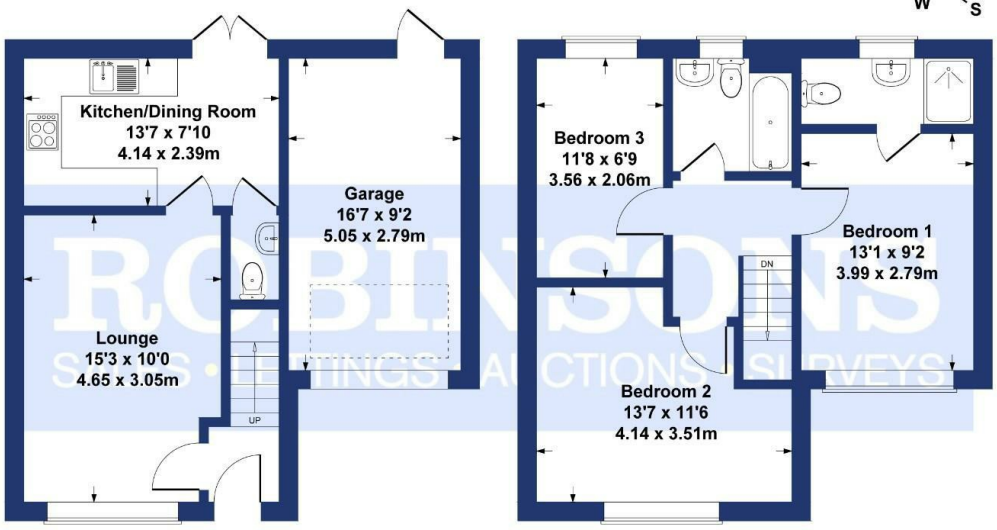
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Maxey Drive

Approximate Gross Internal Area
961 sq ft - 89 sq m

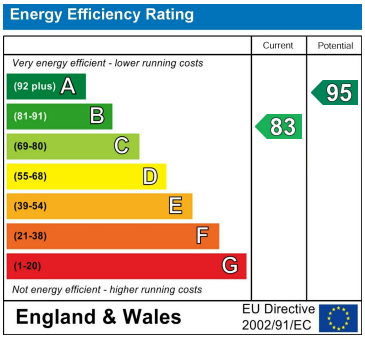


GROUND FLOOR FIRST FLOOR

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. 2024



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RICS

ARLA Association of Residential Letting Agents

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