



Morgan Drive, Whitworth Park, DL16 7QF
3 Bed - House - Mid Terrace
Reduced £164,950

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Robinsons are delighted to offer to the market this THREE BEDROOM MID TERRACED TOWN HOUSE built by Barratts Homes located on the popular Burton Woods estate. Offered to the market in excellent decorative order throughout, in our opinion the property is an ideal purchase for the first time buyer or family and must be viewed to appreciate the quality of the accommodation on offer. Pleasantly situated on the popular and sought after Burton Wood development and is 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 and benefits from upgraded kitchen, upgraded bathroom, UPVC DOUBLE GLAZING and GAS CENTRAL HEATING.

In brief the accommodation comprises of; ENTRANCE HALL, CLOAKROOM W/C, LOUNGE/DINER with French doors overlooking gardens and well presented kitchen with integrated cooking facilities. To the first floor there are TWO well-proportioned BEDROOMS and FAMILY BATHROOM, whilst to the second floor MASTER SUITE comprising of BEDROOM, DRESSING AREA and EN-SUITE. Externally the property enjoys easy to maintain GARDENS, DRIVEWAY and GARAGE. In more detail the accommodation comprises of:-

EPC Rating C
Council Tax Band C

Hallway

Wood effect flooring, central heating radiator, storage cupboard and stairs leading to first floor landing.

Cloaks/W.C

Wash hand basin, W.C, central heating radiator, extractor fan and wood effect flooring.

Lounge / Diner

16'3x13'2 (4.95mx4.01m)

Upvc double glazed window to front elevation, French doors leading to rear garden area, central heating radiator and storage cupboard.

Kitchen

12'7x6'2 (3.84mx1.88m)

Fitted with a range of modern wall and base units, integrated oven, hob and extractor fan, stainless steel sink unit with mixer tap and drainer, tiled splashbacks, space and plumbing for washing machine, space for fridge/freezer, UPVC double glazed window to front elevation and central heating radiator.

Landing

Central heating radiator and stairs leading to the second floor.

Bedroom Two

15'2x11'0 (4.62mx3.35m)

Upvc double glazed window to front and central heating radiator.

Bedroom Three

13'2 x 11'5 max points (4.01m x 3.48m max points)

UPVC double glazed window to rear and central heating radiator.

Bathroom

White panelled bath with shower over, wash hand basin, W.C, extractor fan.

Second floor landing

Access to the master bedroom.

Bedroom One

14'9x13'2 (4.50mx4.01m)

UPVC double glazed window to front, central heating radiator and airing cupboard.

Dressing Room

10'2x6'2 (3.10mx1.88m)

Velux window to rear, central hearing radiator and loft access.

En-Suite

Double shower cubicle, W.C, wash hand basin, storage cupboard, extractor fan and Velux window.

Externally

To the front elevation is an easy to maintain forecourt, whilst to the rear is a good sized garden and patio area, along with access to the driveway and garage.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultrafast 9000 Mbps

Mobile Signal/Coverage: Poor to Average depending on provider

Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx.

£2,066.07 p.a

Energy Rating: C

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. 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. Robinsons cannot accept liability for any information provided.



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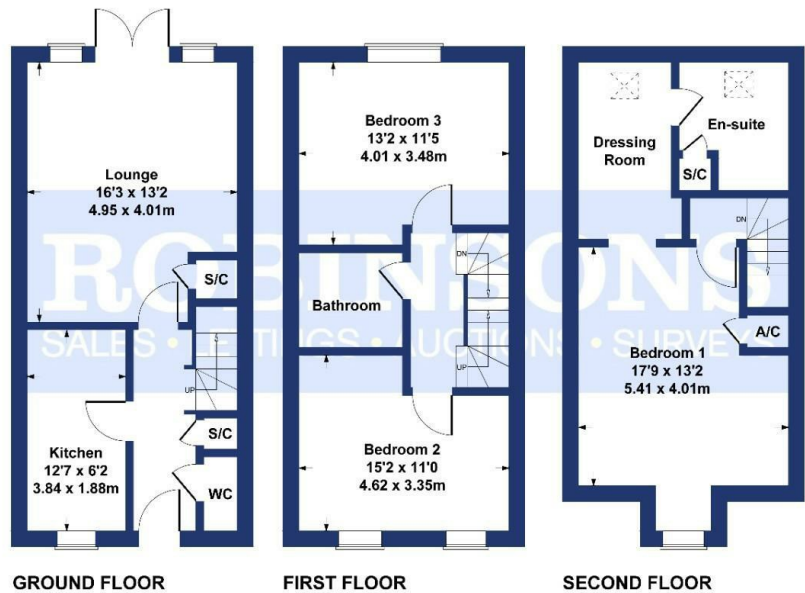
Property Auctions

Lettings and Management

Strategic Marketing Plan

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. 2023

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

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