



Morgan Drive, Whitworth, DL16 7QF  
4 Bed - House - Townhouse  
Asking Price £175,000

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Robinsons are delighted to present this stunning, extended four-bedroom townhouse, a true credit to its current owners for its impeccable style and presentation throughout. Arranged over three spacious floors, the home will appeal to a wide range of buyers, including growing families and first-time purchasers. Beautifully positioned on the highly sought-after Burton Wood development, the property is within easy reach of local shops, schools, amenities, and Spennymoor Town Centre. It also offers excellent commuter links, with the A1 and A19 close by, providing convenient access across the region.

The home boasts generous living accommodation, including a conservatory extension, a large lounge/diner, an easy-to-maintain rear garden, UPVC double glazing, and gas central heating.

The layout briefly comprises: an inviting entrance hallway, cloakroom/WC, spacious lounge with French doors leading to the conservatory and rear garden, and a well-appointed kitchen/breakfast room. To the first floor are three bedrooms and a family bathroom. The second floor features a private and beautifully designed master bedroom complete with fitted wardrobes, dressing area, and en-suite shower room. Externally, the property offers front and rear gardens, a driveway, and a garage. Internal viewing is strongly recommended to fully appreciate the quality and space on offer.

EPC Rating: TBC  
Council Tax Band: C

#### Hallway

Radiator, stairs to the first floor.

#### W/C

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

#### Lounge / diner

17'6 x 14'9 max points (5.33m x 4.50m max points )

Upvc windows, radiator, storage cupboard, French doors leading to rear garden.

#### Kitchen

13'4 x 8'1 (4.06m x 2.46m )

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

#### Conservatory.

10'3 x 9'4 (3.12m x 2.84m )

Electric radiator, Upvc window, French doors leading to rear.

#### Landing

Radiator, storage cupboards, stairs to second floor.

#### Bedroom Two

10'2 x 8'3 + robes (3.10m x 2.51m + robes )

Fitted wardrobes, Upvc window, radiator.

#### Bedroom Three

10'2 x 8'3 + robes (3.10m x 2.51m + robes )

Fitted wardrobes, Upvc window, radiator.

#### Bedroom Four

8'5 x 6'2 (2.57m x 1.88m )

Upvc window, radiator.

#### Shower room

Large walk in shower, wash hand basin, w/c, Upvc window, extractor fan, fully tiled, radiator.

#### Second floor landing

Access to master bedroom.

#### Bedroom One

17'5 x 13+ robes (5.31m x 3.96m+ robes )

Fitted wardrobes, Upvc window, radiator.

#### Dressing room

6'5 x 6'3 max points (1.96m x 1.91m max points )

Fitted wardrobes, Velux window, radiator.

#### Ensuite

Shower cubicle, wash hand basin, w/c, Velux window, radiator, extractor fan

#### Externally

To the front elevation is a easy to maintain forecourt, while to the rear there is a good sized garden and patio which gives access to a driveway and garage.

#### Agents 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.



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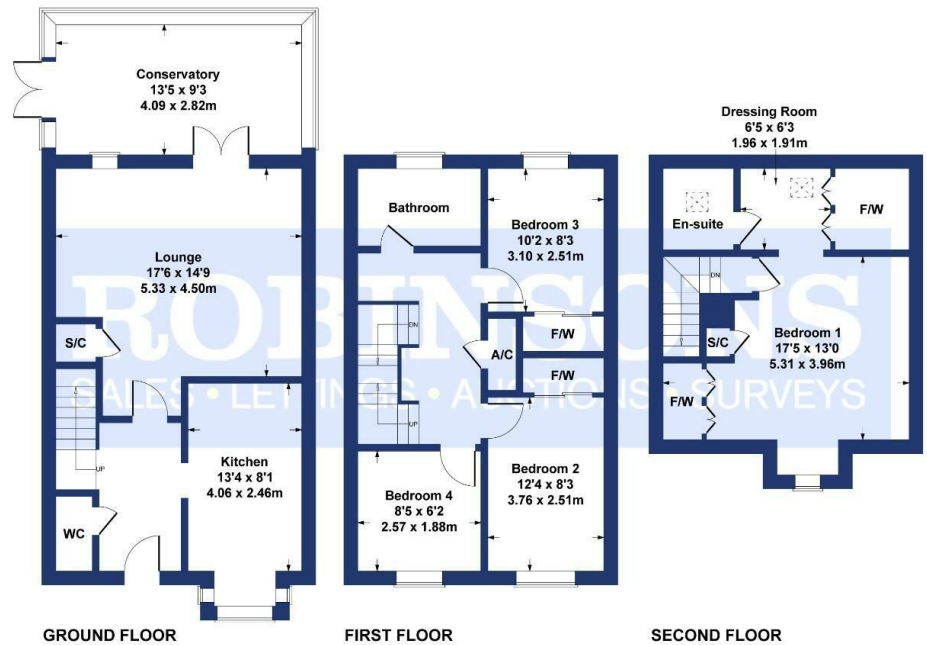
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

**Morgan Drive**  
Approximate Gross Internal Area  
1538 sq ft - 143 sq m



GROUND FLOOR

FIRST FLOOR

SECOND 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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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.

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



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