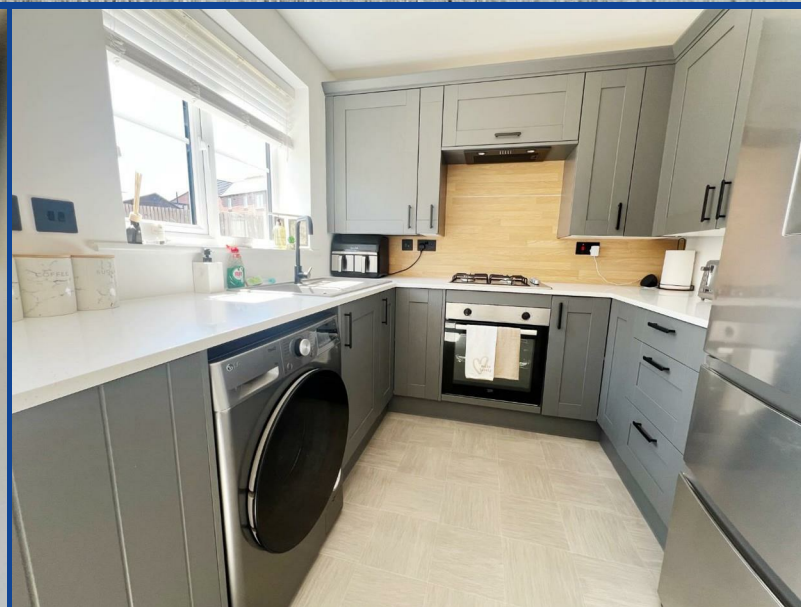




**Bewick Way, Middlestone Moor, DL16 7GU**  
**2 Bed - House - Semi-Detached**  
**Asking Price £159,950**

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Robinsons are delighted to bring to the market this charming and well-presented two-bedroom semi-detached home with garage, situated within a popular residential area of Middlestone Moor. Ideally positioned within walking distance of local shops, schools and regular bus routes, the property also benefits from excellent transport links, providing easy access to Bishop Auckland, Darlington and Durham. Spennymoor town centre is approximately one mile away and offers a wide range of shopping, leisure and recreational facilities.

This attractive home is sure to appeal to a variety of purchasers, including first-time buyers, young professionals and small families. Updated and maintained to a high standard throughout, the property boasts a recently fitted open-plan kitchen/dining room, a modern family bathroom, two generously sized bedrooms, off-road parking, a garage and low-maintenance gardens.

The accommodation briefly comprises an entrance hall, cloakroom/WC, spacious lounge and a stunning open-plan kitchen/dining room fitted with a range of integrated appliances. To the first floor are two well-proportioned bedrooms, with the principal bedroom enjoying pleasant open views, together with a stylish family bathroom.

Externally, the property benefits from an easy-to-maintain front garden and driveway providing off-road parking, which in turn leads to the garage. To the rear is a lovely enclosed garden with a patio area, creating the perfect space for outdoor dining and relaxation.

Early viewing is highly recommended to fully appreciate the quality and location of this fantastic home.

EPC Rating: B  
Council Tax Band: B

#### Hallway

Radiator, stairs to 1st floor

#### Lounge

15'1 x 9'9 max points (4.60m x 2.97m max points)  
UPVC window, radiator, stunning outlook

#### Kitchen/ Diner

13'4 x 7'8 (4.06m x 2.34m)  
Stunning wall & base units, integrated oven, hob, extractor fan, space for fridge freezer, stylish sink with mixer tap & drainer, plumbed for washing machine, UPVC windows, radiator, French doors leading to rear

#### W/C

w/c, radiator, wash hand basin, extractor fan

#### Landing

Radiator, loft access

#### Bedroom one

13'5 x 10'1 (4.09m x 3.07m)  
UPVC windows, lovely outlook, radiator

#### Bedroom two

12'8 x 7'3 (3.86m x 2.21m)  
UPVC window, radiator

#### Bathroom

White panelled bath with shower over, wash hand basin, w/c, UPVC window, radiator, extractor fan

#### Externally

To the front elevation is an easy to maintain garden and driveway which leads to a garage, while to the rear there is a good sized enclosed garden & patio.

#### Agent 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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.





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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         | 98        |
| (81-91) B                                   | 84      |           |
| (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                             |         |           |

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