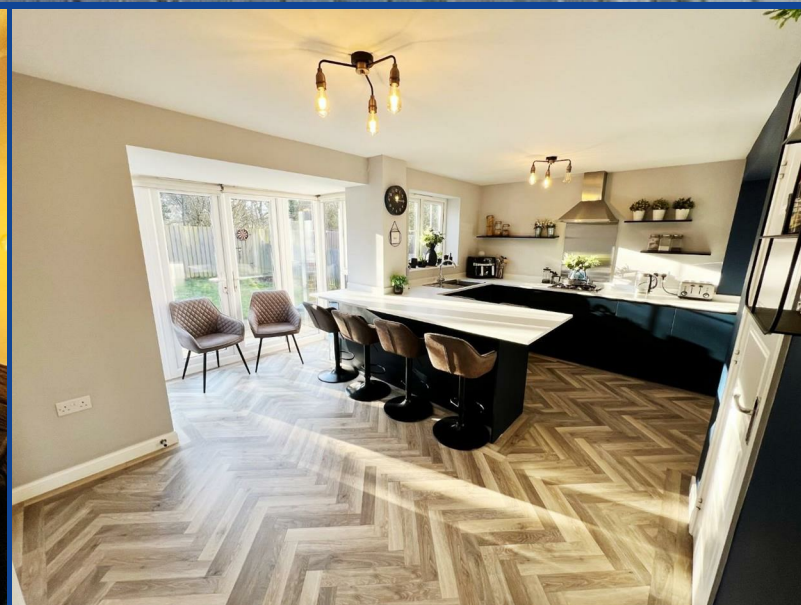




Morgan Drive, Whitworth, DL16 7QF
4 Bed - House - Detached
£259,950

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Robinsons are delighted to offer to the market this well presented and spacious four-bedroom detached family home which is situated in a quiet and popular road on this modern development called Morgan Drive, this impeccable residence has easy access to all of the local amenities offered in & around Spennymoor, is within excellent commuting distance to both the A1(M) / A19 & benefits further from gas central heating & double glazing throughout. The property also benefits from UPVC DOUBLE GLAZED and is warmed by GAS CENTRAL HEATING.

The floorplan briefly comprises of ENTRANCE HALLWAY, LOUNGE, extended OPEN PLAN KITCHEN/DINING ROOM with FRENCH DOORS leading to REAR GARDENS, Utility Room and ground floor CLOAKROOM. To the first floor there are FOUR BEDROOMS, all of which have the added bonus of fitted wardrobes and the MASTER having EN-SUITE FACILITIES and a FAMILY BATHROOM. Externally to the FRONT of the property is a DRIVEWAY allowing off street parking and a SINGLE GARAGE. To the rear there is an easy to maintain GARDEN/patio which is not directly over looked. Early internal viewing comes highly recommended.

In more detail the accommodation comprises of:-

EPC Rating C
Council Tax Band D

Hallway

Stylish flooring, radiator.

Lounge

17'5 x 13'4 max points (5.31m x 4.06m max points)

Stylish flooring, radiator, uPVC window.

Kitchen

16'8 x 16'1 max points (5.08m x 4.90m max points)

Modern wall and base units, integrated double oven, gas hob, extractor fan, fridge freezer, stainless steel sink with mixer tap and drainer, breakfast bar, stylish flooring, uPVC window, radiator, storage cupboard, french doors leading to rear garden.

Utility Room

5'9 x 5'2 (1.75m x 1.57m)

Plumbed for washing machine and dishwasher, access to rear, modern wall and base units, radiator, stylish flooring.

W/C

W/C, wash hand basin, radiator, uPVC window, stylish flooring.

Landing

Quality flooring, radiator, airing cupboard.

Bedroom One

12'8 x 11'3 max points (3.86m x 3.43m max points)

UPVC window, radiator, quality flooring, storage cupboard, fitted wardrobes.

En-Suite

Double shower cubicle, wash hand basin, W/C, radiator, uPVC, extractor fan.

Bedroom Two

12'9 x 8'6 (3.89m x 2.59m)

Fitted wardrobes, storage cupboard, quality flooring, uPVC window, radiator.

Bedroom Three

9'2 x 8'1 max points (2.79m x 2.46m max points)

UPVC window, radiator, quality flooring, fitted wardrobes, pleasant outlook.

Bedroom Four

9'1 x 6'6 (2.77m x 1.98m)

UPVC window, radiator, quality flooring, pleasant outlook.

Bathroom

White panelled bath with shower over, tiled splashbacks, wash hand basin, W/C, uPVC window, extractor fan.

Externally

To the front elevation is a pleasant and easy to maintain garden and block paved driveway which leads to a garage. While to the rear there is a good sized garden and patio which is not directly overlooked.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 9000Mbps *

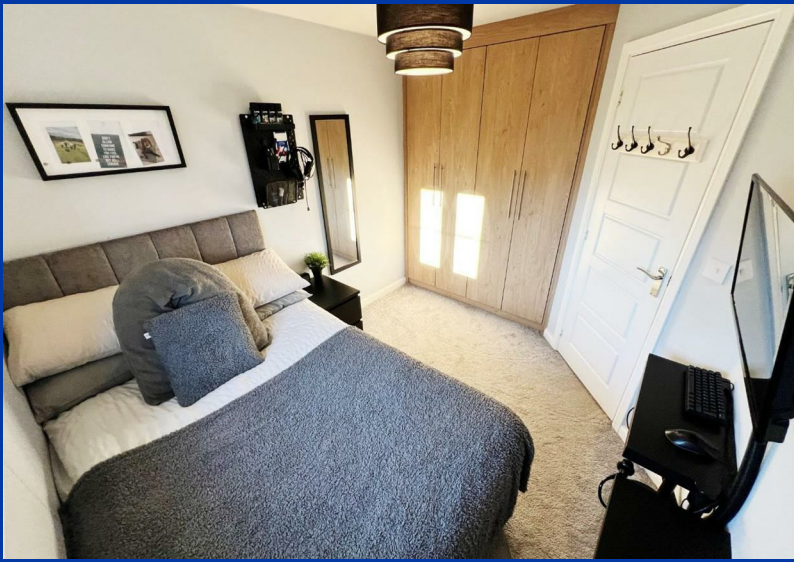
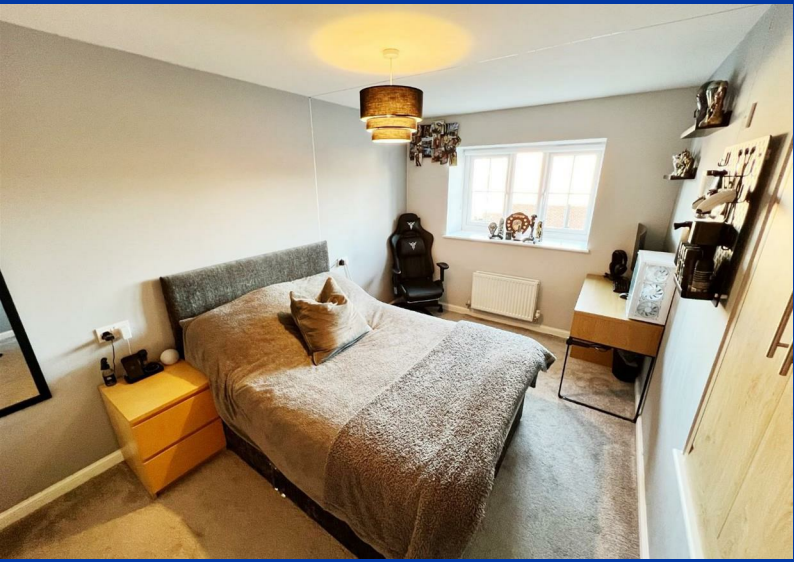
Mobile Signal/Coverage: average

Tenure: Freehold

Council Tax: Durham County Council, Band D - Approx. £ p.a

Energy Rating: TBC

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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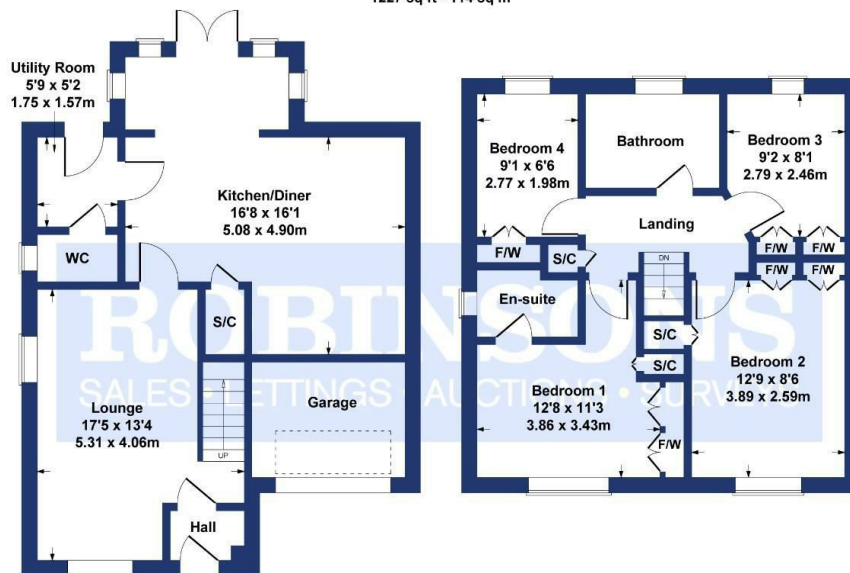
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Morgan Drive
Approximate Gross Internal Area
1227 sq ft - 114 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. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(43-54)	E		
(31-42)	F		
(13-20)	G		
Not energy efficient - higher running costs			
England & Wales		79	89
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(43-54)	E		
(31-42)	F		
(13-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

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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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