Morgan Drive, Whitworth Park, DL16 7QF
2 Bed - Coachhouse
Asking Price £117,500

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Robinsons are delighted to present to the market this beautifully maintained two-bedroom detached modern coach house, situated within a quiet cul-de-sac on the highly regarded Burton Woods development. Offering stylish and spacious accommodation throughout, this property represents an excellent opportunity for first-time buyers, investors, or those looking to downsize.

Ideally positioned on the edge of this popular residential development, the property enjoys easy access to a wide range of local amenities, including shops, schools, leisure facilities and Spennymoor Town Centre. For commuters, excellent transport links via the nearby A1(M) and A19 provide convenient access to Durham, Sunderland, Teesside and beyond. Presented to an excellent standard throughout, the accommodation benefits from a modern fitted kitchen, a contemporary shower room, two generous double bedrooms with fitted wardrobes, UPVC double glazing and gas central heating. Externally, the property further benefits from off-road parking and a garage.

The accommodation briefly comprises: entrance hall, with stairs leading to the first-floor landing, a spacious and light-filled lounge, a superb fitted kitchen, two well-proportioned bedrooms, both featuring fitted wardrobes, and a stylish shower room. Externally, the property boasts its own driveway and garage, providing ample parking and storage.

EPC Rating: TBC
Council Tax Band: B

Hallway
Radiator, stairs to the first floor.

Landing
Upvc window, radiator, two storage cupboards.

Lounge
17'4 x 10'1 (5.28m x 3.07m)
Upvc windows, radiator. quality flooring

Kitchen
13'1 x 7'1 (3.99m x 2.16m)
Stunning wall and base units, integrated oven, hob, extractor fan, stainless steel sink with mixer tap and drainer, plumbed for washing machine, space for fridge/freezer, radiator, space for small dining room table, Upvc windows.

Bedroom One
11'1 x 10'3 (3.38m x 3.12m)
Fitted wardrobes, radiator, Upvc window

Bedroom Two
10'2 x 11'1 (3.10m x 3.38m)
Fitted wardrobes, radiator, Upvc window, storage cupboard.

Shower room
Large walk in shower, wash hand basin, wash hand basin, w/c, heated towel rail, Upvc window, radiator, extractor fan

Garage
Ev Charging point, lighting and power.

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

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 £35 + VAT (£42 including VAT per individual purchaser applies for carrying out these checks.

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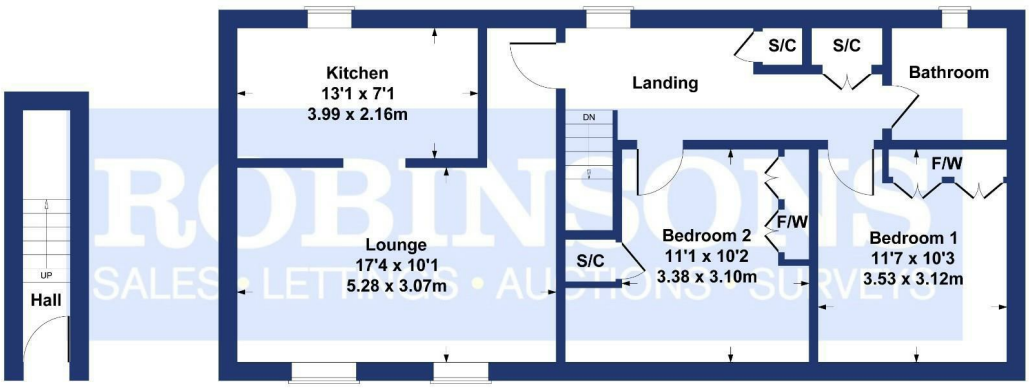
Morgan Drive

Approximate Gross Internal Area
760 sq ft - 71 sq m
(Excluding Ground Floor)

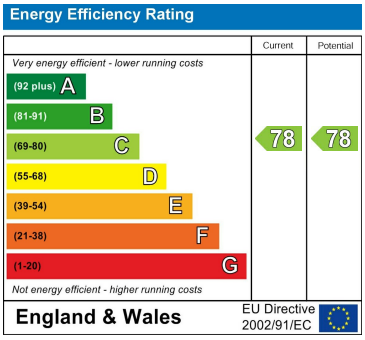


GROUND FLOOR **FIRST FLOOR**

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. 2026



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

RICS

ARLA Association of Residential Letting Agents

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