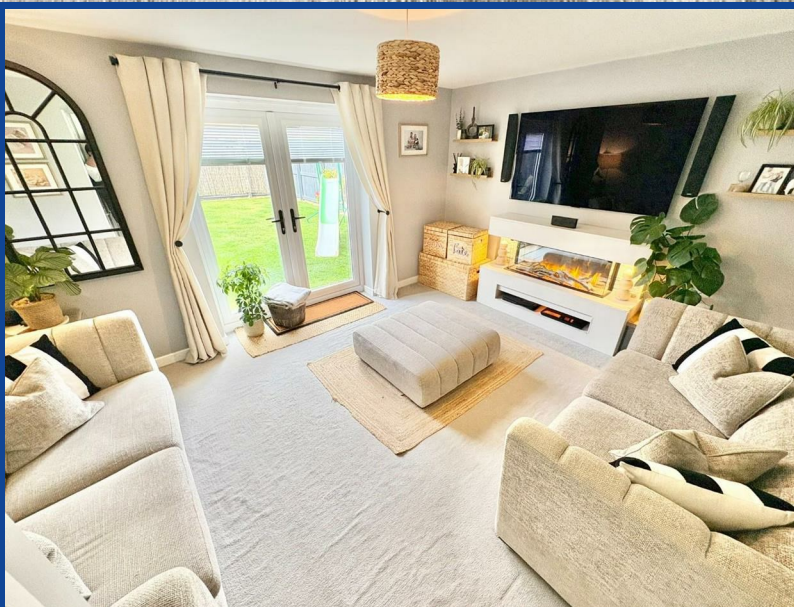
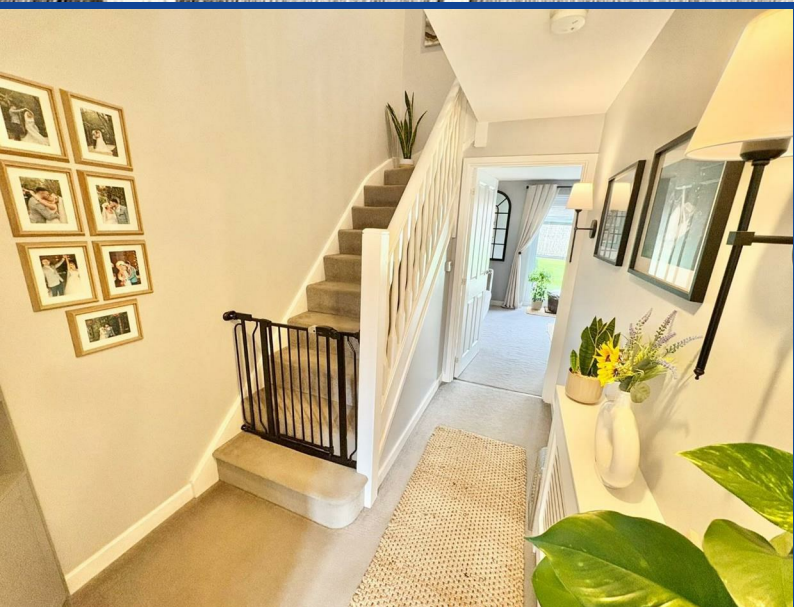




Abley Close, Middlestone Moor, DL16 7FA
3 Bed - House - Semi-Detached
Asking Price £165,000

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Situated within the highly sought-after Abley Close development in Middlestone Moor, this stunning three-bedroom semi-detached family home offers contemporary living in a pleasant and well-connected setting. Occupying a prime position on a small, modern residential estate, the property enjoys easy access to the nearby town of Spennymoor, where an excellent range of shops, schools, leisure facilities and everyday amenities can be found.

Upon entering the property, you are welcomed by a bright and inviting entrance hallway, which provides access to a convenient ground floor cloakroom/WC. The spacious lounge is beautifully presented and filled with natural light, creating a warm and comfortable environment for family living. To the rear of the property is the impressive open-plan dining kitchen, fitted with a range of modern units, integrated appliances and ample space for dining and entertaining, making it the true heart of the home.

To the first floor, the landing leads to three well-proportioned bedrooms, all finished to a high standard. The generous master bedroom benefits from a stylish en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom.

Externally, the property continues to impress with a substantial enclosed rear garden, providing an ideal space for children, pets and outdoor entertaining during the warmer months. To the front, a double driveway offers ample off-road parking and adds to the practicality of this exceptional home.

Beautifully presented throughout and ready for immediate occupation, this superb property is certain to appeal to a wide range of buyers. Early viewing is strongly recommended to fully appreciate the quality, space and location on offer.

EPC Rating: B
Council Tax Band: B

Hallway

Radiator, storage cupboard, stairs to first floor

W/C

W/C, wash hand basin, radiator, Upvc window.

Lounge

14'9 x 12'1 (4.50m x 3.68m)

Stunning electric fire and surround, radiator, French doors over looking the rear garden.

Kitchen / Diner

15'1 x 8'3 (4.60m x 2.51m)

Morden wall and base units, integrated oven, hob, extractor fan, plumbed for washing machine, plumbed dishwasher, stainless steel sink with mixer tap and drainer, space for fridge & freezer, breakfast bar, radiator, Upvc window, tiled splash backs, quality flooring.

Landing

Radiator, storage cupboard, oft access via pull down ladder which is owner informs us is boarded and has lighting.

Bedroom One

11'2 x 10'7 (3.40m x 3.23m)

Upvc window, radiator, lovely outlook.

Ensuite

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

Bedroom Two

12'8 x 8'1 max points (3.86m x 2.46m max points)

Upvc window, radiator.

Bedroom Three

9'2 x 6'6 (2.79m x 1.98m)

Upvc window, radiator.

Bathroom

White panelled bath, wash hand basin, w/c, radiator, Upvc window, extractor fan

Externally

To the front elevation is double driveway with EV charging point, while to the rear there is a beautiful and private garden with raised decked area

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 – 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 – no

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 £42 inc. VAT per individual purchaser applies for carrying out these checks.



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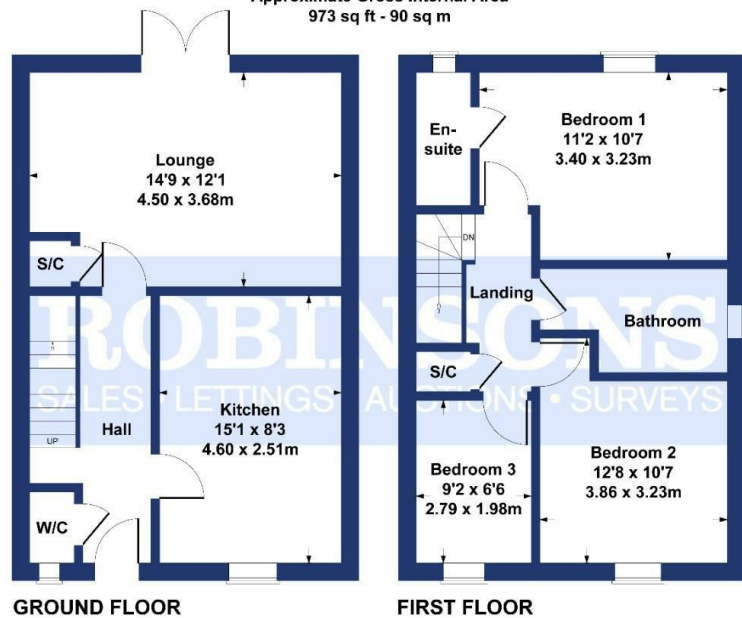
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Abley Close

Approximate Gross Internal Area
973 sq ft - 90 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. 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(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		
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.

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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