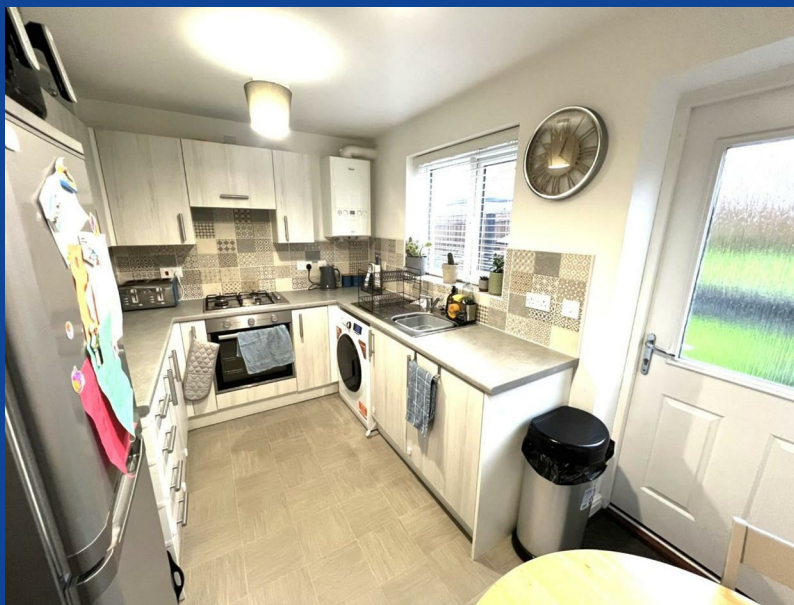




Maxey Drive, Middlestone Moor, DL16 7GT
2 Bed - House - Semi-Detached
£135,000

ROBINSONS
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Robinsons are delighted to offer to the market this lovely TWO BEDROOM SEMI DETACHED HOUSE. This perfect family home is located in a popular residential area in Middlestone Moor and is only a short walk from local shops, schools and regular bus services. A good network of roads provides EASY ACCESS to Bishop Auckland, Darlington and Durham. Spennymoor town centre is approximately one mile away with a WIDE RANGE OF SHOPPING AND LEISURE FACILITIES. This beautiful home has an endless amount of benefits and some of its key features are; a beautiful open plan kitchen/dining room, modern bathroom, two good sized bedrooms, off road parking and easy to maintain gardens.

In brief the property comprises of; Entrance Porch, Cloakroom/WC, spacious lounge, stunning kitchen/dining room with integrated appliances, to the first floor is two well-proportioned bedrooms and the family bathroom is also located to the first floor. Externally, to the front elevation, there is an easy to maintain garden and driveway. While to the rear, there is a lovely, enclosed garden.

EPC Rating - B
Council Tax Band- B

Hallway

Kitchen/Dining

12'4 x 7'10 (3.76m x 2.39m)

Living Room

13'8 x 12'4 (4.17m x 3.76m)

W/C

5'4 x 2'11 (1.63m x 0.89m)

Landing

Bedroom 1

12'4 x 10'7 (3.76m x 3.23m)

Bedroom 2

12'4 x 7'10 (3.76m x 2.39m)

Bathroom

6'0 x 6'3 (1.83m x 1.91m)

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.



OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

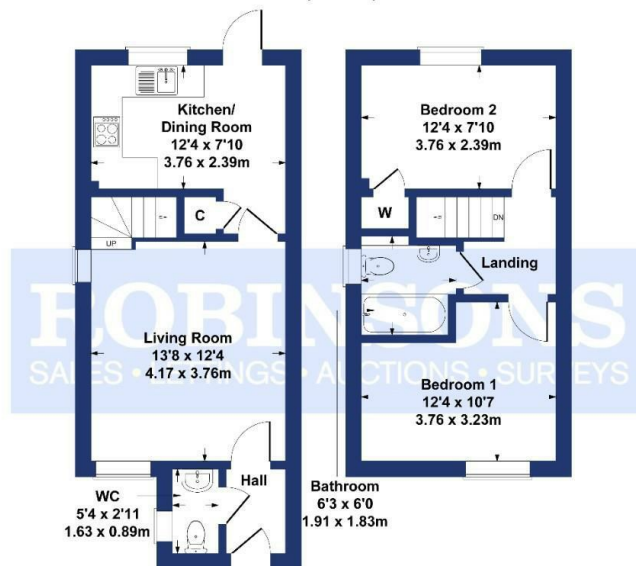
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Maxey Drive Middlestone Moor, Spennymoor, DL16 7GT

Approximate Gross Internal Area
661 sq ft - 61 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. 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	83	
(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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T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

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WYNYARD

The Wynd
TS22 5QQ

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E: info@robinsonswynyard.co.uk

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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