



Maxey Drive, Middlestone Moor, DL16 7GT
3 Bed - House - Detached
£199,950

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Robinsons are pleased to present this charming three-bedroom detached house located on Maxey Drive in the desirable area of Middlestone Moor, Spennymoor. This delightful family home is ideally situated within a short stroll of local shops, schools, and regular bus services, making it a convenient choice for families and commuters alike. The property benefits from excellent transport links, providing easy access to Bishop Auckland, Darlington, and Durham, while the bustling Spennymoor town centre is just a mile away, offering a wide range of shopping and leisure facilities.

Upon entering, you are welcomed by an inviting entrance porch that leads to a cloakroom/WC. The spacious lounge features a beautiful log-burning stove, creating a warm and cosy atmosphere. The heart of the home is undoubtedly the stunning open-plan kitchen and dining room, which is equipped with modern integrated appliances, perfect for family gatherings and entertaining guests.

The first floor comprises three well-proportioned bedrooms, providing ample space for family living. The modern family bathroom is also conveniently located on this level.

Externally, the property boasts an easy-to-maintain garden at the front, complemented by a larger-than-average driveway that leads to a garage and a very useful summer house. The rear garden is a true highlight, offering a generous outdoor space that is perfect for children to play or for hosting summer barbecues.

In summary, this well-presented detached house on Maxey Drive is an ideal family home, combining modern living with a convenient location. With its spacious interiors and lovely outdoor areas, it is sure to appeal to a wide range of buyers. Do not miss the opportunity to make this wonderful property your new home.

EPC Rating B
Council Tax Band C

Porch

UPVC window, radiator.

W/C

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

Lounge

14'6 x 14'5 (4.42m x 4.39m)

UPVC window, radiator, log burning stove, storage cupboard, stairs to first floor.

Kitchen/Diner

14'6 x 9'5 (4.42m x 2.87m)

Modern white wall and base units, integrated oven, hob, extractor fan, plumbed for washing machine, space for american fridge freezer, tiled splashbacks, stainless steel sink with mixer tap and drainer, uPVC window, space for dining room table, radiator, french doors leading to rear.

Landing

Quality flooring, radiator, loft access.

Bedroom One

12'9 x 8'2 (3.89m x 2.49m)

UPVC window, radiator, quality flooring, pleasant outlook.

Bedroom Two

11'2 x 8'2 (3.40m x 2.49m)

UPVC window, radiator, quality flooring.

Bedroom Three

8'1 x 6'1 (2.46m x 1.85m)

UPVC window, radiator, quality flooring.

Bathroom

Panelled bath with shower over, wash hand basin, W/C, uPVC window, hand towel radiator, extractor fan.

Externally

To the front elevation is a large driveway and easy to maintain garden, garage and useful summer house. While to the rear there is a good sized enclosed garden, patio and decked area with a storage shed.

Summer House

7'5 x 9'6 (2.26m x 2.90m)

Power and lighting.

Agent Notes

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 –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	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	96
(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	
England & Wales	EU Directive 2002/91/EC

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