



**Morgan Drive, Whitworth, DL16 7QF**  
**3 Bed - House - Townhouse**  
**£175,000**

**ROBINSONS**  
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Robinsons are delighted to offer to the rental market this well presented fully furnished three bedroom town house which is a credit to its current owners for its style and class throughout. The accommodation is spread across three floors and should appeal to a number of buyers including the growing family. Pleasantly situated on the popular and sought after Burton Wood development and close to all local shops, schools and amenities and Spennymoor Town Centre. The property is ideal for the commuter being close to the A1 and A19 which provides good road links to other parts of the region. The property benefits from ample living space throughout, large lounge/diner, easy to maintain garden, UPVC DOUBLE GLAZING and GAS CENTRAL HEATING.

In brief the property comprises of; ENTRANCE HALLWAY, CLOAKROOM W/C, SPACIOUS LOUNGE with French doors to the good sized rear gardens, KITCHEN/BREAKFAST ROOM. To the first floor there are TWO BEDROOMS and FAMILY BATHROOM, whilst to the second floor there is a beautiful and private MASTER BEDROOM with FITTED WARDROBES, DRESSING AREA and EN-SUITE. Externally there are FRONT and REAR GARDENS, DRIVEWAY and GARAGE. An internal viewing comes highly recommended.

EPC Rating C  
Council Tax Band C

#### **Hallway**

Radiator, stairs to first floor, storage cupboard.

#### **W/C**

W/C, wash hand basin, radiator, extractor fan, quality flooring.

#### **Lounge/Diner**

16'3 x 13'3 max points (4.95m x 4.04m max points)

Electric fire, radiator, space for dining room table, storage cupboard, french doors leading to rear.

#### **Kitchen**

12'8 x 6'2 (3.86m x 1.88m)

Modern wall and base units, integrated oven, hob, fridge freezer, extractor fan, dishwasher, washing machine, stainless steel sink with mixer tap and drainer, uPVC window, radiator, breakfast bar, spotlights.

#### **Landing**

Radiator, stairs to second floor.

#### **Bedroom Two**

13'3 x 11'6 max points (4.04m x 3.51m max points)

UPVC window, radiator, fitted wardrobes.

#### **Bedroom Three**

13'2 x 10'9 max points (4.01m x 3.28m max points)

UPVC window, radiator.

#### **Bathroom**

6'3 x 6'2 max points (1.91m x 1.88m max points)

White panelled bath, W/C, wash hand basin, tiled splashbacks, spotlights, extractor fan.

#### **Second Floor Landing**

Access to master bedroom.

#### **Bedroom One**

15'5 x 13'2 max points (4.70m x 4.01m max points)

UPVC window, radiator, storage cupboard.

#### **Dressing Room**

10'3 x 6'4 max points (3.12m x 1.93m max points)

Fitted wardrobes, velux window, radiator.

#### **En-suite**

6'5 x 6'8 max points (1.96m x 2.03m max points)

Shower cubicle, wash hand basin, W/C, velux window, radiator, airing cupboard, spotlights, extractor fan.

#### **Externally**

To the front elevation is an easy to maintain forecourt. While to the rear, there is a good sized enclosed garden and patio which gives access to the driveway and garage which is located close by in block to the rear.

#### **Agent Notes**

Council Tax: Durham County Council, Band C

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 –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>

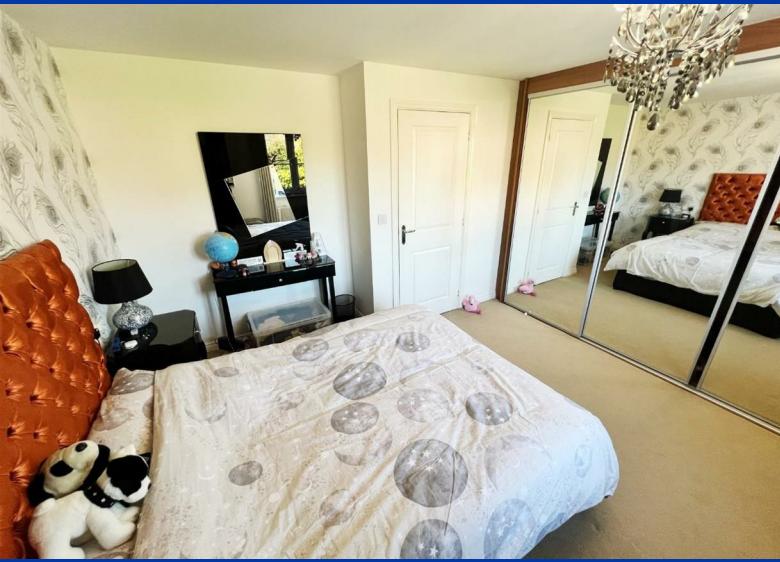
Protected Trees – None known

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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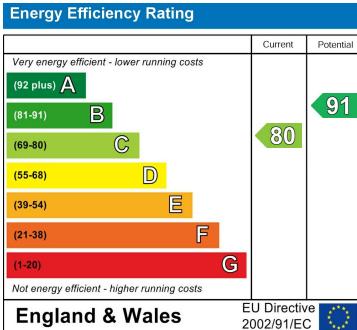
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