Morgan Drive, Whitworth, DL16 7QF
4 Bed - House - Townhouse
Offers Over £169,950

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Robinsons are delighted to present this stunning, extended four-bedroom townhouse, a true credit to its current owners for its impeccable style and presentation throughout. Arranged over three spacious floors, the home will appeal to a wide range of buyers, including growing families and first-time purchasers. Beautifully positioned on the highly sought-after Burton Wood development, the property is within easy reach of local shops, schools, amenities, and Spennymoor Town Centre. It also offers excellent commuter links, with the A1 and A19 close by, providing convenient access across the region.
The home boasts generous living accommodation, including a conservatory extension, a large lounge/diner, an easy-to-maintain rear garden, UPVC double glazing, and gas central heating.

The layout briefly comprises: an inviting entrance hallway, cloakroom/WC, spacious lounge with French doors leading to the conservatory and rear garden, and a well-appointed kitchen/breakfast room. To the first floor are three bedrooms and a family bathroom. The second floor features a private and beautifully designed master bedroom complete with fitted wardrobes, dressing area, and en-suite shower room. Externally, the property offers front and rear gardens, a driveway, and a garage. Internal viewing is strongly recommended to fully appreciate the quality and space on offer.

EPC Rating: C
Council Tax Band: C

Hallway
Radiator, stairs to the first floor.

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

Lounge / diner
17'6 x 14'9 max points (5.33m x 4.50m max points)
Upvc windows, radiator, storage cupboard, French doors leading to rear garden.

Kitchen
13'4 x 8'1 (4.06m x 2.46m)
Wall and base units, integrated oven, hob, extractor fan, fridge / freezer, plumbed for washing machine, space for small dining room table, stainless steel sink with mixer tap and drainer, Upvc window, radiator.

Conservatory.
10'3 x 9'4 (3.12m x 2.84m)
Electric radiator, Upvc window, French doors leading to rear.

Landing
Radiator, storage cupboards, stairs to second floor.

Bedroom Two
10'2 x 8'3 + robes (3.10m x 2.51m + robes)
Fitted wardrobes, Upvc window, radiator.

Bedroom Three
10'2 x 8'3 + robes (3.10m x 2.51m + robes)
Fitted wardrobes, Upvc window, radiator.

Bedroom Four
8'5 x6'2 (2.57m x1.88m)
Upvc window, radiator.

Shower room
Large walk in shower, wash hand basin, w/c, Upvc window, extractor fan, fully tiled, radiator.

Second floor landing
Access to master bedroom.

Bedroom One
17'5 x13+ robes (5.31m x3.96m+ robes)
Fitted wardrobes, Upvc window, radiator.

Dressing room
6'5 x 6'3 max points (1.96m x 1.91m max points)
Fitted wardrobes, Velux window, radiator.

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

Externally
To the front elevation is a easy to maintain forecourt, while to the rear there is a good sized garden and patio which gives access to a driveway and garage.

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

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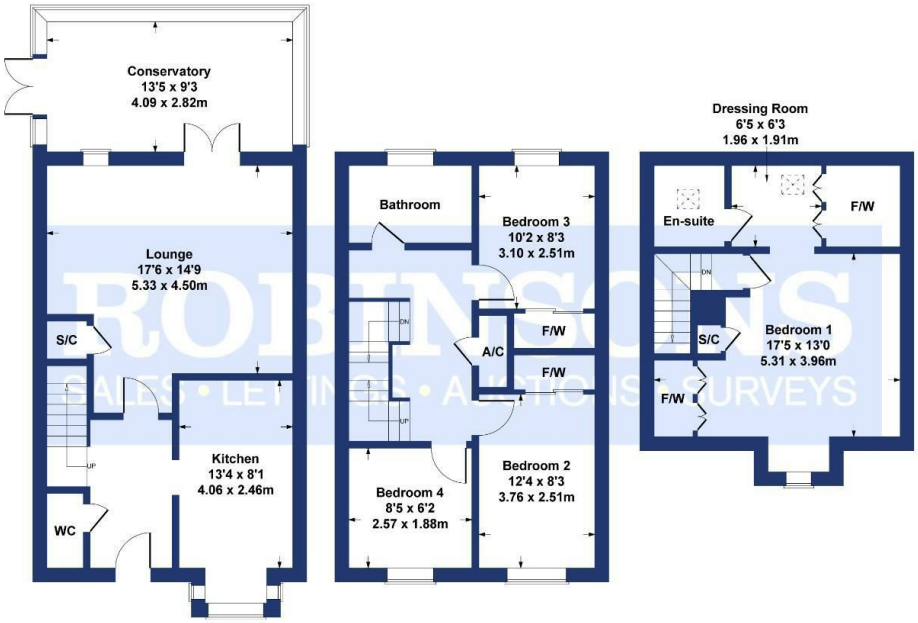
Morgan Drive

Approximate Gross Internal Area
1538 sq ft - 143 sq m

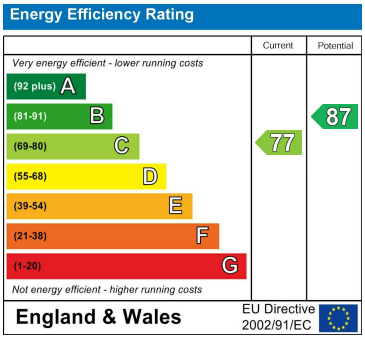


GROUND FLOOR FIRST FLOOR SECOND FLOOR

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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