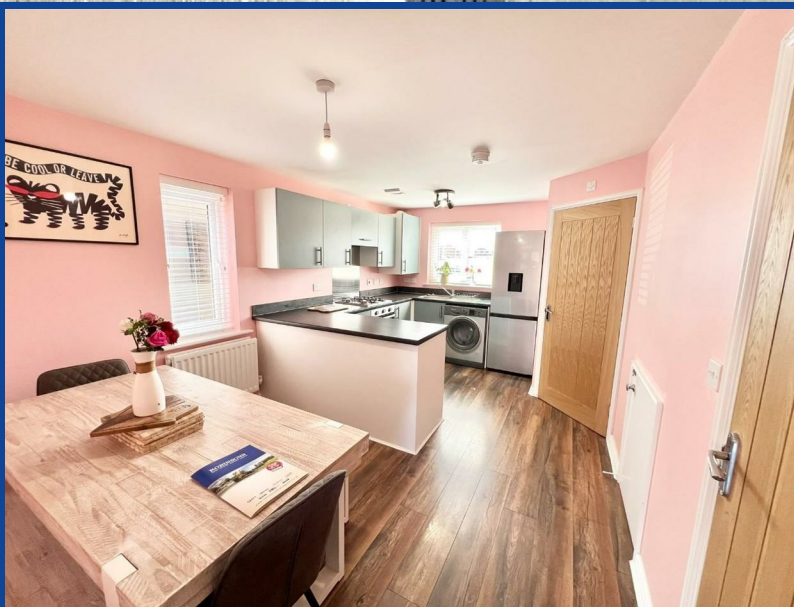
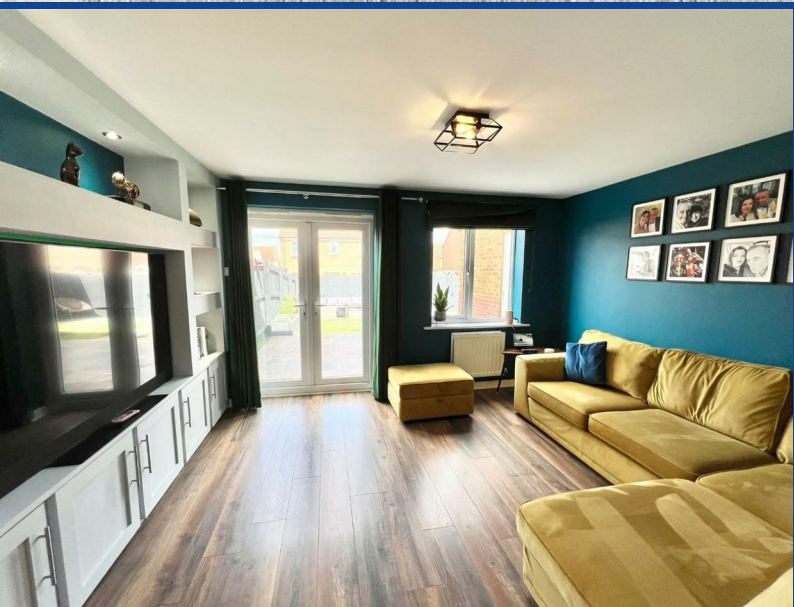




Jordan Place, Middlestone Moor, DL16 7GS
3 Bed - House - Semi-Detached
£175,000

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Robinsons are delighted to offer to the market this superbly positioned three-bedroom semi-detached home, ideally suited to growing families. Situated in the highly sought-after residential area of Middlestone Moor, the property is within easy walking distance of local shops, well-regarded schools, and regular bus services. Excellent transport links provide convenient access to Bishop Auckland, Darlington, and Durham, while Spennymoor town centre is approximately one mile away, offering a wide range of shopping, leisure, and recreational amenities.

This beautifully presented home boasts a host of impressive features, including a stylish open-plan kitchen/dining room, a recently refitted contemporary family bathroom, three generously sized bedrooms, and attractive views to the front elevation. To the rear, there is a substantial landscaped garden designed for low-maintenance living.

The accommodation briefly comprises: welcoming entrance hallway, cloakroom/WC, a spacious lounge featuring a modern media wall, and a stunning open-plan kitchen/dining room complete with integrated appliances. To the first floor are three well-proportioned bedrooms, with the principal bedroom enjoying pleasant open views, along with the stylish family bathroom.

Externally, the property benefits from a low-maintenance front garden, driveway parking leading to a garage, and a beautifully landscaped rear garden providing an ideal space for relaxation and outdoor entertaining.

EPC Rating:
Council Tax Band: B

Hallway

Radiator, quality flooring, stairs to first floor.

W/C

W/C, wash hand basin, radiator, extractor fan, tiled splash backs

Lounge

13'6 x 10'8 max points (4.11m x 3.25m max points)

Upvc window, quality flooring, radiator and stylish media wall with useful extra storage.

Kitchen / Diner

16'1 x 10'2 (4.90m x 3.10m)

Modern wall and base units, integrated oven, hob, extractor fan, plumbed for washing machine, space for fridge freezer, stainless steel sink with mixer tap and drainer, radiator, uPVC windows, space for dining room table, lovely outlook, storage cupboard.

Landing

Quality flooring, radiator, loft access.

Bedroom One

13'6 x 8'3 max points (4.11m x 2.51m max points)

Quality flooring, radiator, uPVC windows, beautiful outlook.

Bedroom Two

12'5 x 7'2 (3.78m x 2.18m)

UPVC window, quality flooring, radiator.

Bedroom Three

9'0 x 6'1 (2.74m x 1.85m)

UPVC window, quality flooring, radiator.

Bathroom

Stunning suite which includes a panelled bath with shower over, wash hand basin, W/C, Upvc window, extractor fan, feature radiator,

Externally

To the front elevation, there is an easy to maintain garden and driveway which leads to a garage. While to the rear, there is a beautiful, large and easy to maintain landscaped garden and patio.

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 – 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 £50.00 + VAT (£60.00 including VAT) per individual purchaser applies for carrying out these checks.



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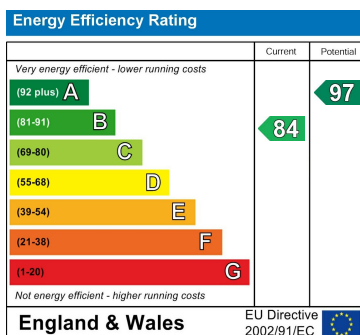
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E: info@robinsonswynyrd.co.uk

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.

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