



Abley Close, Middlestone Moor, DL16 7FA
3 Bed - House - Semi-Detached
£175,000

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Robinsons are delighted to offer to the market this exceptional three-bedroom semi-detached townhouse, pleasantly situated on a small and attractive residential development on the outskirts of Spennymoor. Ideally positioned for access to a range of local schools, shops and everyday amenities, the property is also well placed for commuters travelling to Durham City, Darlington and Teesside.

Presented to an immaculate standard throughout, this superb home is a true credit to its current owner and is sure to appeal to a wide variety of purchasers, including first-time buyers, growing families and professionals alike. Built by Keepmoat Homes, the property also benefits from the remainder of the NHBC guarantee, offering added peace of mind. Early viewing is highly recommended to fully appreciate all that this property has to offer.

The well-planned accommodation briefly comprises an entrance hallway, ground floor WC, spacious lounge and a modern open-plan kitchen/dining room. To the first floor are two generously sized bedrooms, a family bathroom and a useful office/study area which provides access to the impressive principal bedroom occupying the second floor. This fantastic main bedroom enjoys a high degree of privacy and benefits from fitted wardrobes and a stylish en-suite shower room.

Externally, there is a pleasant garden to the front along with a driveway providing off-road parking and access to the garage. To the rear is an enclosed garden featuring a raised decked seating area, ideal for relaxing or entertaining.

EPC Rating: B
Council Tax Band: C

Hallway

Radiator, stairs to first floor

W/C

w/c. wash hand basin, Upvc window, radiator

Lounge

14'7 x 11'3 (4.45m x 3.43m)

Quality flooring, staircase, radiator, French doors leading to rear

Kitchen/Diner

13'7 x 11'6 (4.14m x 3.51m)

White wall and base units, integrated oven, hob, extractor fan, stainless steel sink with mixer tap and drainer, space for fridge freezer, plumbing for automatic washing machine and dishwasher, Upvc window, radiator, space for dining room table, quality flooring

Landing

Radiator

Bathroom

White panelled bath, wash hand basin, radiator, Upvc window, extractor fan, tiled splash backs

Bedroom Two

14'7 x 9'5 (4.45m x 2.87m)

Upvc window, radiator

Bedroom Three

9'9 x 7'9 (2.97m x 2.36m)

Upvc window, radiator

Office Room

Stairs to bedroom one, Upvc window, radiator

Bedroom One

17'6 x 14'8 (5.33m x 4.47m)

Fitted wardrobes, radiator, Upvc window

En-suite

Shower cubicle, wash hand basin, w/c, storage cupboard, velux window

Externally

To the front elevation is an easy to maintain garden, whilst to the rear there is another easy to maintain garden which gives access to a driveway and garage, which also has the added bonus of an EV charging point

Agents notes

Council Tax: Durham County Council, Band C

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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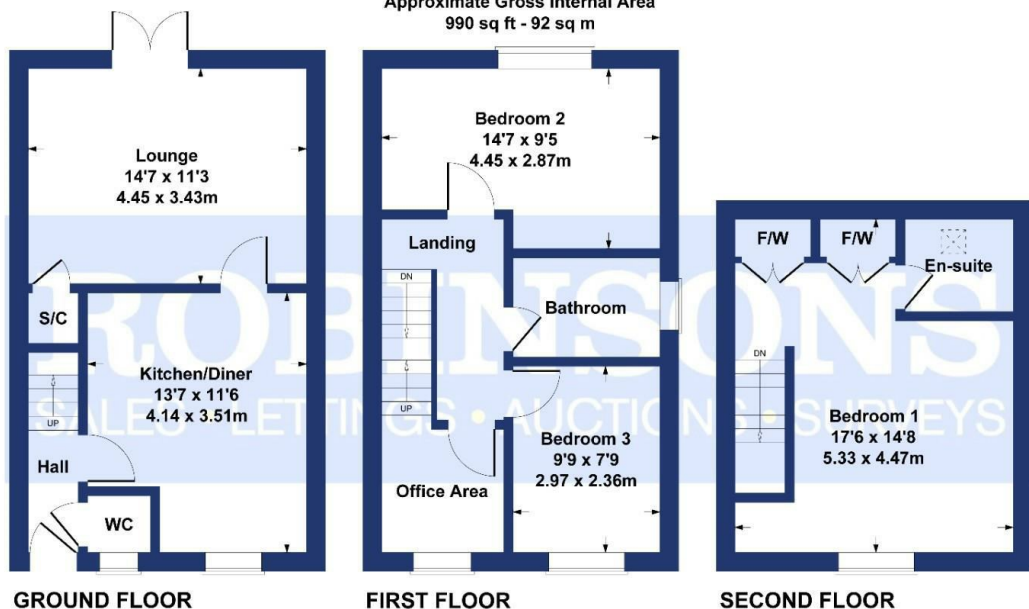
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Abley Close

Approximate Gross Internal Area
990 sq ft - 92 sq m



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		95
(81-91) B	85	
(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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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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