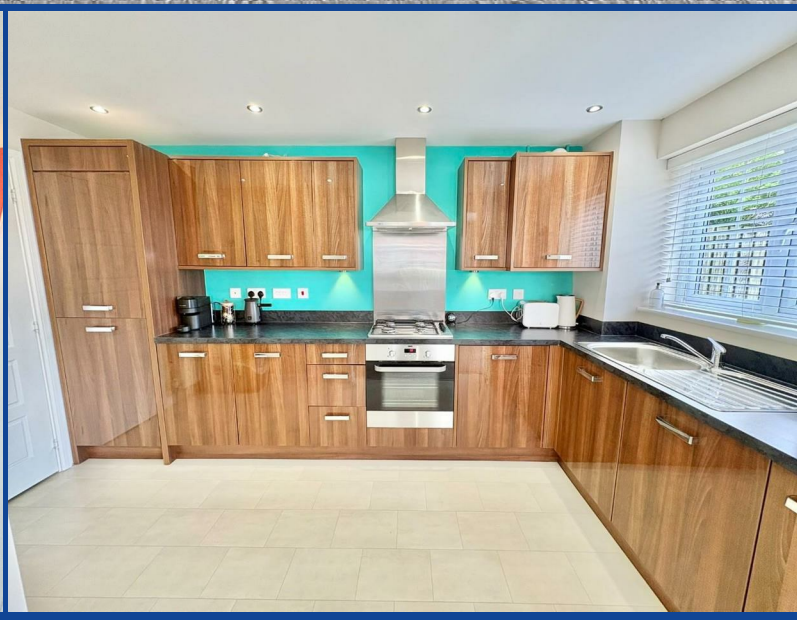


Morgan Drive, Whitworth Park, DL16 7QF

3 Bed - House - Detached

£215,000

ROBINSONS

SALES • LETTINGS • AUCTIONS • SURVEYS

NO ONWARD CHAIN

Robinsons are delighted to bring to the market this beautifully presented three-bedroom detached family home, pleasantly situated on the popular Whitworth Park development and within easy reach of Spennymoor Town Centre.

Built by Barratt Homes, this attractive property is sure to appeal to a wide range of buyers, including first-time purchasers, professionals, and growing families. The home enjoys excellent access to local amenities, schools, and leisure facilities, whilst also benefiting from superb transport links to the A1(M) and A19, making it ideal for commuters.

Finished to a high standard throughout, the property benefits from UPVC double glazing, gas central heating, a modern fitted kitchen, spacious lounge, separate dining room, garage, off-road parking, and private enclosed gardens. Early viewing is highly recommended to fully appreciate the quality, position, and accommodation on offer.

The accommodation briefly comprises: welcoming entrance hallway, spacious lounge, separate dining room with French doors opening onto the rear garden, modern fitted kitchen, and a convenient ground-floor WC. To the first floor are three well-proportioned bedrooms, with the principal bedroom benefiting from fitted wardrobes and an en-suite shower room, together with a contemporary family bathroom.

Externally, the property enjoys a low-maintenance garden to the front, whilst to the side is a private enclosed garden with patio area, providing the perfect space for outdoor entertaining and family enjoyment. The garden also offers access to the garage and driveway, which provides ample off-road parking.

Properties in this sought-after location are always in demand, therefore early viewing is strongly advised to avoid disappointment.

EPC Rating - C
Council Tax Band - D

Hallway
Stairs to first floor, radiator

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

Lounge
16'1 x 10'3 (4.90m x 3.12m)
Upvc windows, radiator.

Dining room
12'8 x 8'3 (3.86m x 2.51m)
Upvc window, radiator, French Doors leading to rear.

Kitchen
13'0 x 7'2 (3.96m x 2.18m)
Well presented wall and base units, integrated oven, hob, extractor fan, fridge, freezer, dishwasher, washer / dryer, stainless steel sink with mixer tap and drainer, spot lights Upvc window, radiator.

Landing
Loft access.

Bedroom One
13'8 x 12'7 (4.17m x 3.84m)
Upvc windows, radiator, wardrobes.

Ensuite
Shower cubicle, wash hand basin, W/C, Upvc windows, radiator, tiled splash backs, extractor fan.

Bedroom Two
12'3 x 10'2 (3.73m x 3.10m)
Upvc windows, radiator, storage cupboard.

Bedroom Three
7'3 x 6'8 (2.21m x 2.03m)
Upvc window, radiator.

Bathroom
White panelled bath, wash hand basin, w/c, Upvc window, tiled splash backs, extractor fan.

Externally
To the front elevation is a easy to maintain garden, which wraps around the side of the property to a good sized side garden and patio, the property also has the added bonus of a driveway and garage.

Agents Notes
Council Tax: Durham County Council, Band D
Tenure: Freehold
Estate Management charge - roughly £140PA for upkept of green areas.
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- Metered
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.

OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

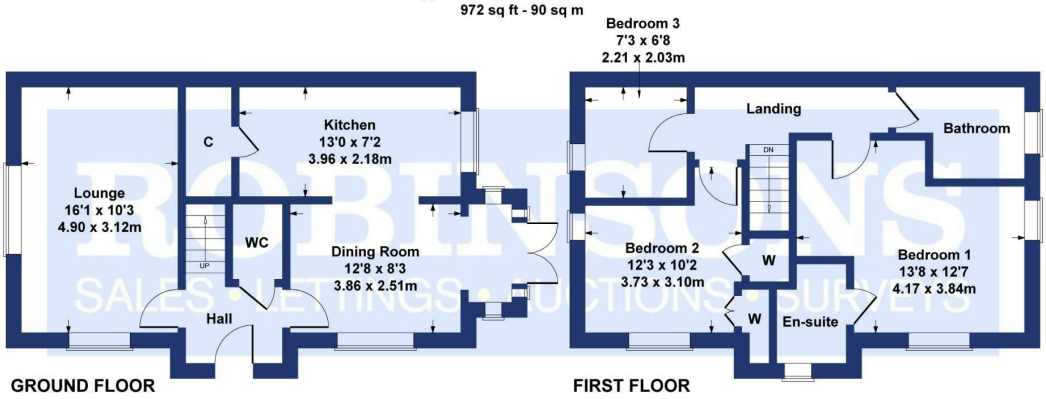
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Morgan Drive

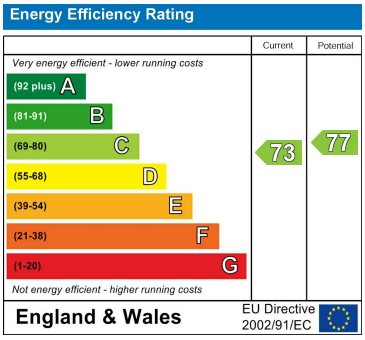
Approximate Gross Internal Area
972 sq ft - 90 sq m



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



DURHAM
1-3 Old Elvet
DH1 3HL
T: 0191 386 2777 (Sales)
T: 0191 383 9994 (option1) (Lettings)
E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE
19A old Elvet
DH1 3HL
T: 0191 383 0777
E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET
45 Front Street
DH3 3BH
T: 0191 387 3000
E: info@robinsonscls.co.uk

BISHOP AUCKLAND
120 Newgate Street
DL14 7EH
T: 01388 458111
E: info@robinsonsbishop.co.uk

CROOK
Royal Corner
DL15 9UA
T: 01388 763477
E: info@robinsonscrook.co.uk

SPENNYMOOR
11 Cheapside
DH16 6QE
T: 01388 420444
E: info@robinsonsspennymoor.co.uk

SEDGEFIELD
3 High Street
TS21 2AU
T: 01740 621777
E: info@robinsonssedgefield.co.uk

WYNYARD
The Wynd
TS22 5QQ
T: 0174 064 5444
E: info@ robinsonswynyard.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 efficent 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.

RICS

ARLA Association of Residential Letting Agents

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