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Bewick Way Middlestone Moor, Spennymoor, DL16 7GU

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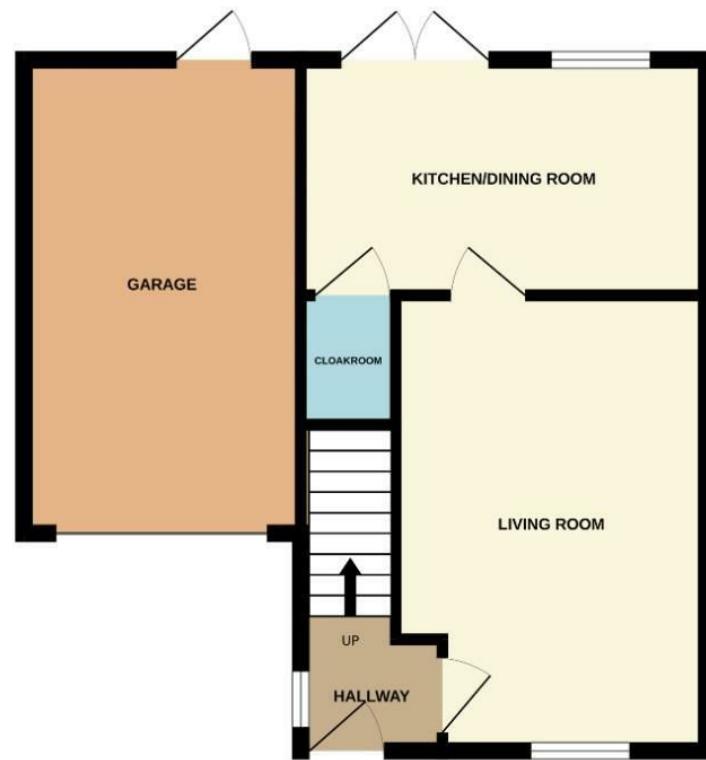
Price £170,000

Well-presented three bedrooomed detached property located on Bewick Way offered to the market for sale. Built in 2022, the property benefits from modern fixtures throughout along with a 10 year Builders Warranty, transferable to a new owner. This generous property is spacious throughout with a large rear garden and a single garage and driveway to the front. Situated within Middlestone Moor, this property is ideally positioned to allow for access to a range of local amenities including both primary and secondary schools, supermarkets, high street shops, retail stores, restaurants, cafes and leisure facilities. There is an extensive public transport system in the area allowing for access to neighbouring towns and villages such as Bishop Auckland and Durham, whilst the A689 is nearby leading to the A1(M) both North and South.

In brief, the property comprises; an entrance hall leading into the living room, kitchen/diner and cloakroom to the ground floor. The first floor consists of the master bedroom with ensuite, two further bedrooms and family bathroom. Externally, the property benefits from a lawned garden, single garage and driveway to the front. While to the rear, there is an enclosed lawned garden with additional patio space ideal for outdoor seating and hosting.

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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B			83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

Living Room

15'3" x 9'10"

The bright and spacious living room is located to the front of the property with plenty of space for furniture and benefits from neutral decor and large window allowing lots of natural light.

Kitchen/Dining Room

13'6" x 7'10"

The modern kitchen is fitted with a range of grey wall, base and drawer units, complementing marble effect worktops sink/drainer, integrated electric oven, hob and extractor hood along with plumbing for a washing machine. Space is available for further free standing appliances and a dining table and chairs, French doors lead into the rear garden.

Cloakroom

5'6" x 3'2"

The cloakroom is fitted with a wash hand basin and WC.

Master Bedroom

13'1" x 9'2"

The spacious master bedroom offers space for a king-sized bed and further furniture, benefiting from neutral decor with window to the front elevation.

Ensuite

9'2" x 3'3"

The ensuite to the master bedroom is fitted with a corner shower cubicle, wash hand basin and WC.

Bedroom Two

13'9" x 11'8"

The second bedroom is a well proportioned double room benefiting from neutral decor and window to the front elevation.

Bedroom Three

11'8" x 6'10"

The third bedroom is a spacious single room with neutral decor and window to the rear elevation.

Bathroom

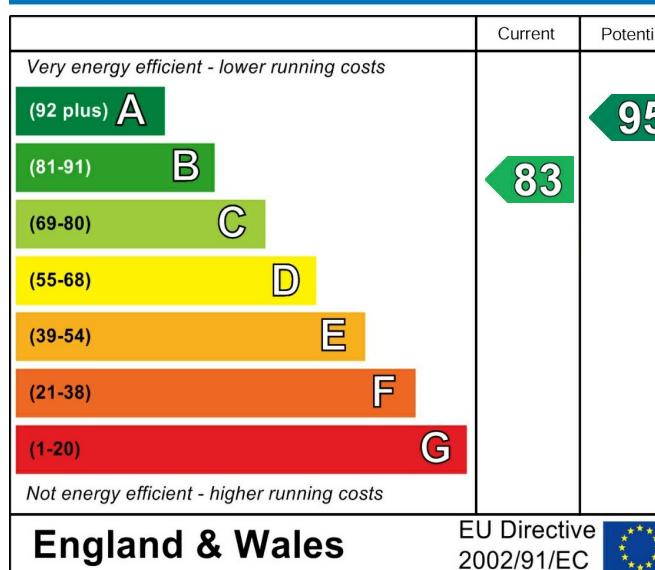
6'6" x 5'10"

The family bathroom is fitted with a panelled bath, wash hand basin and WC. Frosted window to the rear elevation.

External

Externally, the property benefits from a lawned garden, single garage and driveway to the front. While to the rear, there is an enclosed lawned garden with additional patio space ideal for outdoor seating and hosting.

Energy Efficiency Rating



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

