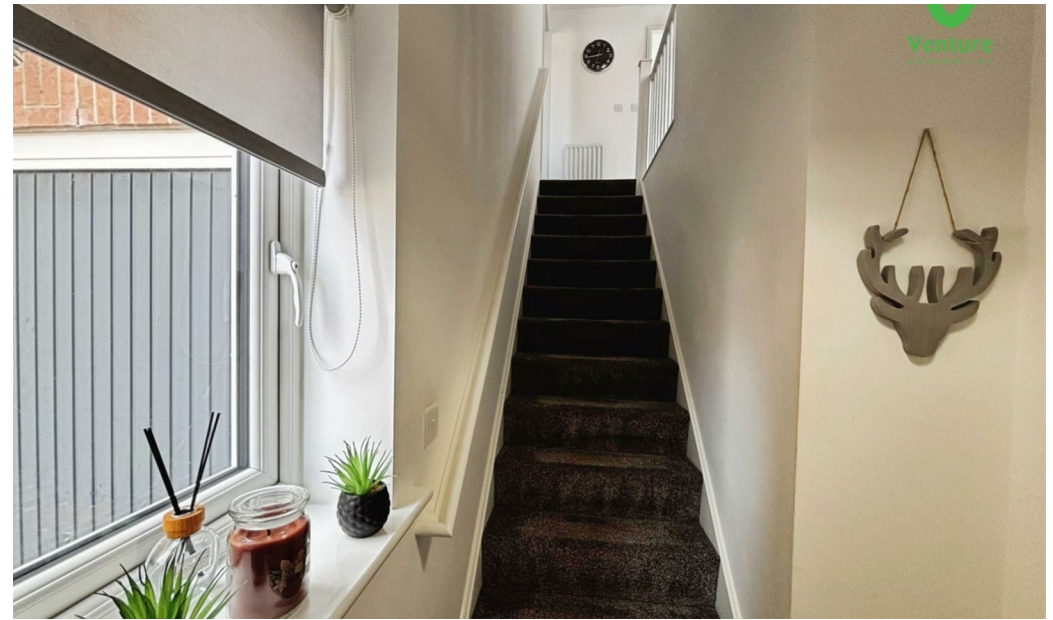




Maxey Drive,
Middlestone Moor DL16 7GT
£175,000



This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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Maxey Drive, Middlestone Moor DL16 7GT



- Three Bedroom Semi Detached Home
- EPC GRADE B
- En Suite Shower Room

- Neutral Decor
- Kitchen/Breakfast Room
- Rear Enclosed Garden

- Lounge To Front
- Ground Floor Cloaks WC
- Driveway & Garage

Welcome to this charming three-bedroom semi-detached family home located on Maxey Drive in the desirable area of Middlestone Moor. This modern property offers a perfect blend of comfort and convenience, making it an ideal choice for families or those seeking a spacious living environment.

Upon entering, you are greeted by a welcoming lounge that provides a warm and inviting space for relaxation and entertainment. The well-appointed kitchen/breakfast room is perfect for family meals and gatherings, while the ground floor cloakroom adds an extra layer of practicality for busy households.

The first floor boasts three generously sized bedrooms, each designed with comfort in mind. The master bedroom features an en suite shower room, providing a private retreat for the homeowners. Additionally, a family bathroom serves the other two bedrooms, ensuring ample facilities for all.

Outside, the property benefits from a rear enclosed garden, offering a safe and private space for children to play or for hosting summer barbecues. The front drive provides parking for two vehicles, and a single garage adds further convenience for storage or additional parking.

This semi-detached home is not only modern and well-equipped but also situated in a friendly neighbourhood, making it a wonderful place to call home. With its excellent amenities and transport links nearby, this property is sure to attract interest. Don't miss the opportunity to make this delightful house your new family home.

GROUND FLOOR

Entrance Hallway

Having central heating radiator, stairs to first floor.

Lounge

14'8" x 9'11" (4.492 x 3.031)

With central heating radiator and upvc double glazed window to front.

Kitchen

14'8" x 8'2" (4.492 x 2.490)

Fitted with a range of wall and base units having contrasting work surfaces over stainless steel sink unit with mixer tap, integrated electric I oven and hob, space for fridge freezer.

Ground Floor Cloaks WC

Fitted with a white wc, wash hand basin and central heating radiator,

FIRST FLOOR

Landing

With central heating radiator and loft hatch.

Bedroom One

13'0" x 9'7" (3.984 x 2.940)

Having central heating radiator and upvc double glazed window to front.

En Suite Shower Room

Fitted with a double shower cubicle having mains shower over, wc, wash hand basin and central heating radiator.

Bedroom Two

13'7" x 13'7" (4.141 x 4.161)

Having central heating radiator and upvc double glazed window to front.

Bedroom Three

12'3" x 6'9" (3.758 x 2.079)

Having central heating radiator and upvc double glazed window to rear.,

Bathroom

Fitted with a white suite having a panelled bath, wc, wash hand basin, tiled splash backs and central heating radiator,

Externally

Externally to the front is an open plan garden area and a driveway leading to a single garage.

To the rear is a further enclosed garden.

Garage

18'0" x 8'7" (5.507 x 2.626)

With up and over door.

Energy Performance Certificate

To view the full Energy Performance Certificate for this property, please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0631-3471-2110-2102-9225?print=true>

EPC Grade B

Other General Information

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband:

Ultrafast Highest Available Download Speed 1800 Mbps Highest Available Upload Speed 220 Mbps

Mobile Signal/coverage: Good with EE, O2, Three, Vodafone

Council Tax: Durham County Council, Band: B Annual price: £2129.48 (Maximum 2026)

Energy Performance Certificate Grade B

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

Flood Risk: Very Low from Floodwater Very Low from Rivers and Seas

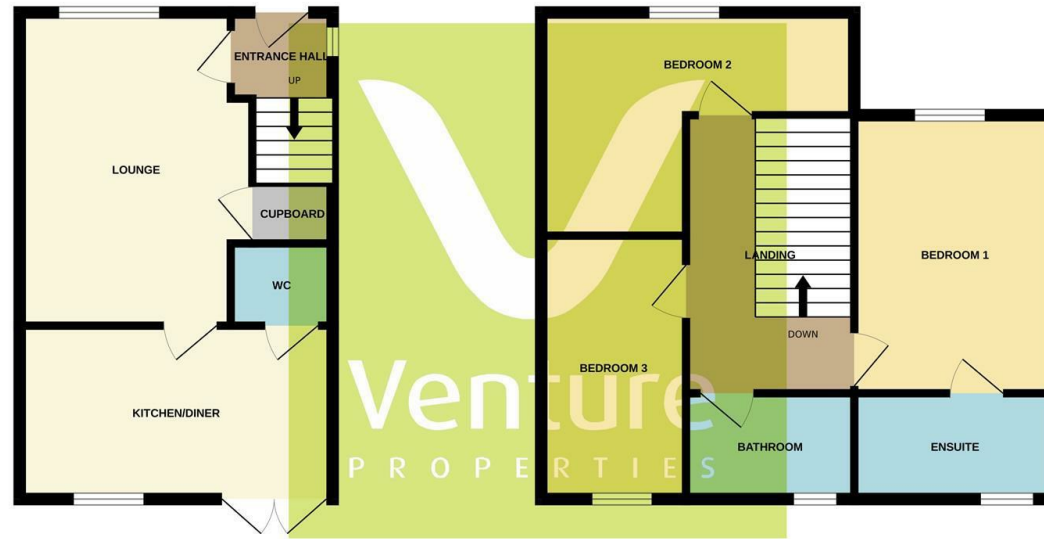
Disclaimer

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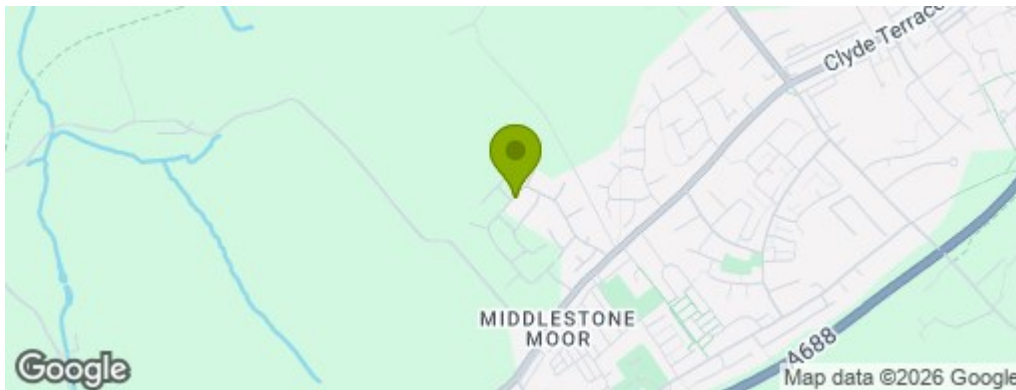
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

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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Property Information

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