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Applegarth New Road, Crook, DL15 8NB

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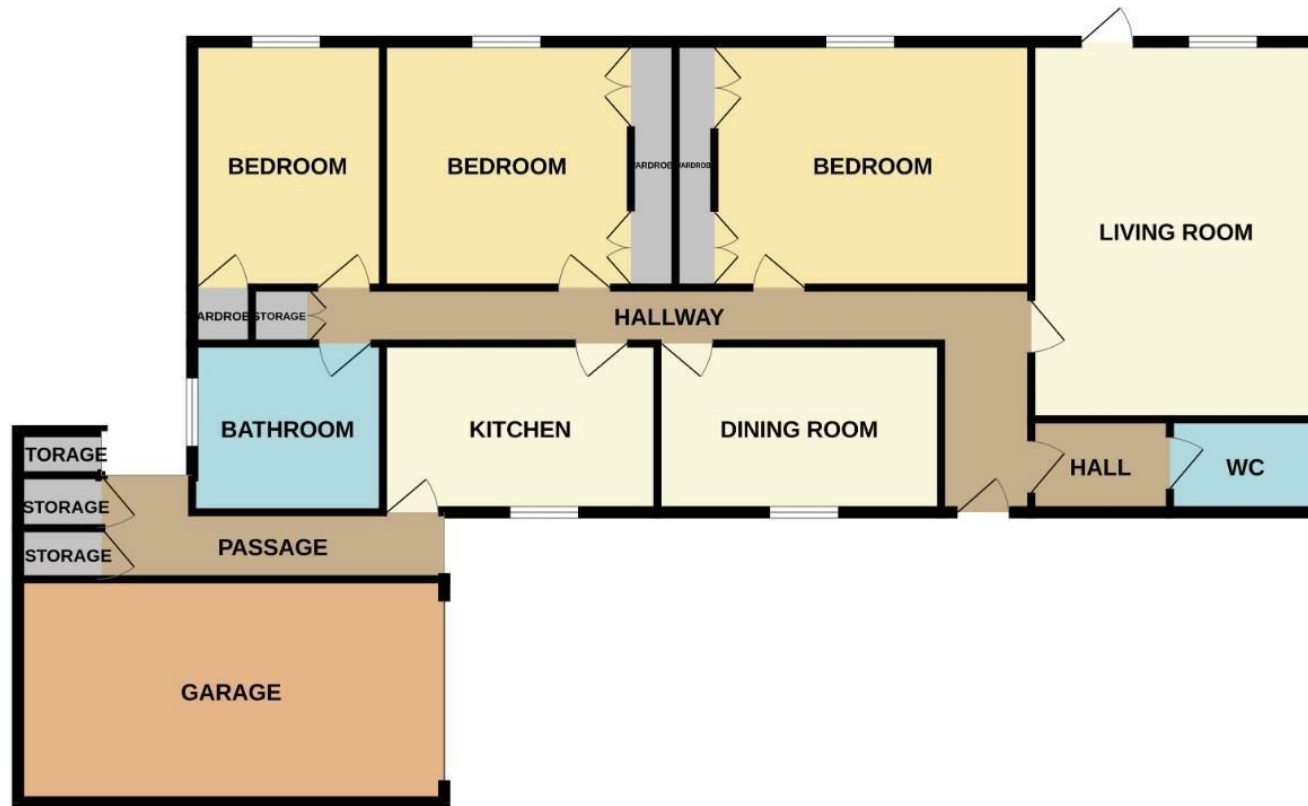
Price £430,000

Spacious three bedroomed detached bungalow perfectly positioned within a generous plot of approx. 0.7 acres. Situated on New Road in Crook, surrounded by beautifully maintained gardens this property has a lot of potential for families. Offered for sale with no onward chain, a large private gated driveway and a garage providing secure off street parking and storage space. Situated just a short distance from the town centre provides access to the local amenities including supermarkets, high street stores, retail shops, cafes, restaurants as well as primary schools and healthcare services. Further amenities are available in neighbouring towns Willington and Bishop Auckland, including secondary schools. There is a regular bus service allowing for frequent access to surrounding towns and villages, Durham, Newcastle and Darlington.

In brief this property comprises; entrance hallway, living room, dining room, kitchen, cloakroom, three generous bedrooms and bathroom. Externally the property has a private gated driveway to the front leading to single garage with up and over door providing secure storage and off street parking. Gardens surrounding are mainly laid to lawn, well maintained with well established shrubs and flowers to the perimeter and ample space for outdoor furniture.

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# GROUND 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

**Living Room**

14'1" x 18'4"

The main reception room is spacious and bright, with plenty of space for furniture and French door and large window overlooking the garden.

**Dining Room**

12'1" x 9'6"

The second reception room is another spacious room with plenty of space for a large dining table with chairs.

**Kitchen**

12'9" x 9'6"

The kitchen is fitted with a range of wall, drawer and base units, complementing work surfaces and space for appliances.

**Cloakroom**

Comprising a low level WC and wash hand basin.

**Master Bedroom**

15'5" x 11'11"

A generous king sized master bedroom with fitted wardrobes and over bed units, space for a king sized bed and plenty of space for further furniture.

**Bedroom Two**

13'1" x 12'1"

The second bedroom is another generous king sized bedroom with fitted wardrobe, over bed unit and space for furniture.

**Bedroom Three**

8'2" x 11'11"

The third bedroom is a spacious double or twin room which could be used as a home office or study.

**Bathroom**

Fitted with a low level WC, wash hand basin, bidet, panelled bath and shower cubicle.

**Driveway & Garage**

The large gated private driveway provides space for off street parking and leads to the garage with up and over door providing further parking or storage.

**Gardens**

Externally this property sits within an approx. 0.7 acre plot, mainly lawned and well maintained with well established plants and shrubs to the perimeter.

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.





