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South Terrace Crook, DL15 9AD

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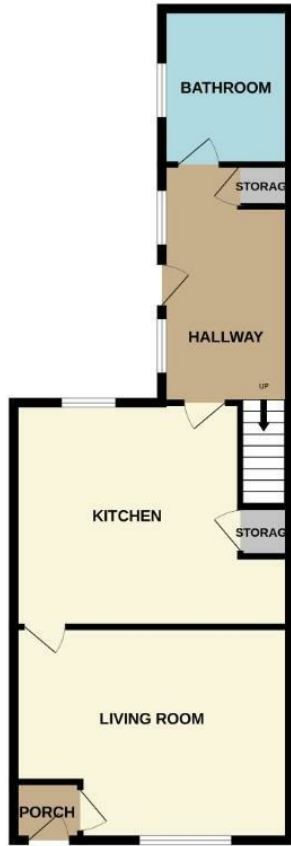
### Offers In Excess Of £220,000

Two bedroomed, stone built cottage located on South Terrace on the outskirts of Crook. Benefiting from off street parking for multiple cars, garden, attic room and offered for sale with no onward chain. Perfectly positioned on the outskirts of the town this property is close to a range of amenities including schools, supermarkets, restaurants, retail stores, cafes, healthcare services. There is a regular bus service providing access to neighbouring towns and villages, whilst the A68 is close by for commuters.

In brief the property comprises; an entrance hall leading through into the living room, kitchen/diner and bathroom to the ground floor. The first floor contains the master bedroom, second bedroom and bathroom. Stairs lead to the attic room with skylight to the rear elevation. Externally the property has a lawned garden to the front, whilst to the rear across the rear lane there is off street parking for multiple cars as well as a well established garden. The garden is mainly laid to lawn, with established floral borders and two patio areas ideal for outdoor furniture. The property is the only property in the street with an extension built using the original beautiful matching stone and rear courtyard ideal for outdoor furniture.

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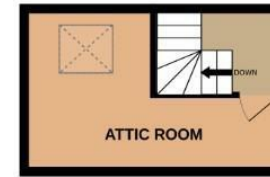
GROUND FLOOR



1ST FLOOR



2ND 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	

**Hallway**

Large hallway to the ground floor with stairs ascending to the first floor and storage cupboard housing the gas combi boiler.

**Living Room**

17'0" x 13'1"

Spacious and bright living room located to the front of the property, with ample space for furniture, original beamed ceiling and gas fire with feature surround.

Window to the front elevation.

**Kitchen/Dining Room**

13'9" x 13'8"

The kitchen is fitted with a range of wall, base and drawer units, complementing work surfaces, tiled splash backs, and sink/drain unit. Benefiting from an integrated oven, hob, overhead extractor hood and fridge/freezer, along with space for free standing appliances. There is an understairs storage cupboard providing additional storage.

**Landing**

Landing leading through into the bedrooms, as well as stairs up to the attic room with understairs storage cupboard.

**Bathroom**

9'6" x 7'6"

The bathroom contains a panelled bath, overhead shower, WC and wash hand basin.

**Master Bedroom**

16'0" x 12'9"

The master bedroom provides space for a king sized bed, built in wardrobes, chest of drawers with additional storage and two arched windows to the front elevation.

**Ensuite**

9'6" x 7'6"

The shower room is fitted with a corner shower cubicle, WC and wash hand basin.

**Bedroom Two**

13'9" x 8'6"

The second bedroom is a double bedroom with fitted wardrobes, two storage cupboards and two skylights to the rear elevation.

**Attic Room**

Attic room that provides additional storage space or use as a home office or play room. Two large storage cupboard into the eaves and skylight to the rear.

**External**

Externally the property has a lawned garden to the front, whilst to the rear across the rear lane there is off street parking for multiple cars as well as a well established garden. The garden is mainly laid to lawn, with established floral borders and two patio areas ideal for outdoor furniture. The property is the only property in the street with an extension built using the original beautiful matching stone and rear courtyard ideal for outdoor furniture.

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.











