



## Walton Crescent

St. Helen Auckland DL14 9GD

£600 Per Calendar Month





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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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# Walton Crescent

St. Helen Auckland DL14 9GD



- Available 1st December, 2021
- EPC Grade TBC
- Gas Central Heating

- 2 Bedroom Semi Detached Property
- Enclosed Rear Garden
- Close to Local Amenities

- Single Garage
- Upvc Double Glazed

Venture Properties are delighted to offer New to the market this lovely presented Two Bedroom Semi Detached property with single Garage and Off Road Parking.

Accommodation is laid out over two floors and briefly comprises of an entrance hallway, Lounge Diner and Kitchen plus downstairs Wc/cloaks. To the first floor there are Two bedrooms and a family bathroom/wc with modern white suite.

Externally there is Off road Parking to the side of the property in-front of the single garage and an Enclosed Rear Garden.

## Groundfloor

### Entrance Hall

Upvc door leading into the entrance hallway, stairs rise to the first floor, access to the kitchen and living diner with a door leading to the downstairs cloaks/WC. Laminate flooring, under stair storage area and central heating radiator.

### Kitchen

6'01" x 11'10" (1.85m x 3.61m)

Fitted with a range of base and wall mounted storage with units contrasting work surfaces, integral electric oven and gas hob with extractor over, window overlooking the front of the property, tiled flooring and additional space for free standing appliances such as washing machine, refrigerator and freezer and tumble dryer. Space for small dining table and two chairs if required.

### Downstairs WC/Cloakroom

Low level WC and wash hand basin, radiator and the laminate flooring continues from the entrance hall.

### Living/Diner

12'06" x 12'06" max (3.81m x 3.81m max)

Situated at the rear of the property with a sliding door to the patio, further window. Two central heating radiators with TV aerial.

## First Floor

### Landing

The stairs and landing area have also been fitted with a new carpet, there is access to the loft and an airing cupboard for additional storage should it be required.

### Master Bedroom

12'03" x 12'07" max (3.73m x 3.84m max)

Lies to the front of the property with window and central heating radiator.

### Bedroom Two

6'06" x 12'03" (1.98m x 3.73m)

Lies to the rear of the property with a window overlooking the garden. Central heating radiator.

### Family Bathroom

Three piece white suite comprising low level WC, wash hand basin, bath with shower over and a curtain shower screen. Partially tiled in white, mosaic flooring and frosted window.

### Externally

To the front of the property a paved pathway and steps lead to the front door, with a grassed area and shrubs.

To the rear of the property accessed from the lounge, the garden benefits from a patio area and path leading to a personnel door of the garage, partially laid to lawn, bounded by a wooden fence with trees and shrubs. A gate leads to the front of the garage and driveway and a further gate leads to a large bin store area which is fully enclosed and can be used for additional storage should it be required.

### Garage

Single garage with partial boarding for additional storage, plus power and lighting.

### Tenant Information

All of our rental properties require a Holding Deposit equivalent to 1 week's rent. The Tenant is entitled for this Holding Deposit to be repaid within 15 calendar days of their application proceeding. However, in most cases we hope to repay this to the Tenant on the day you move in and this will be deducted from your first month's rent. This will need to be agreed with the Tenant during the application process.

You will lose your Holding Deposit if any of the following occurs:

1. You give us false or misleading information. For example, incorrect salary/income details or you fail to tell us about a CCJ.
2. You fail a Right to Rent check and are not eligible to reside in the UK.
3. You withdraw your application.
4. You drag your feet during the application process.

All of our rental properties will require a Security Deposit, payable on the day you move in, equivalent to 5 weeks' rent.

## Energy Performance Certificate

### General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast broadband is available (Highest available download speed: 1000 Mbps / Highest available upload speed 24 Mbps)

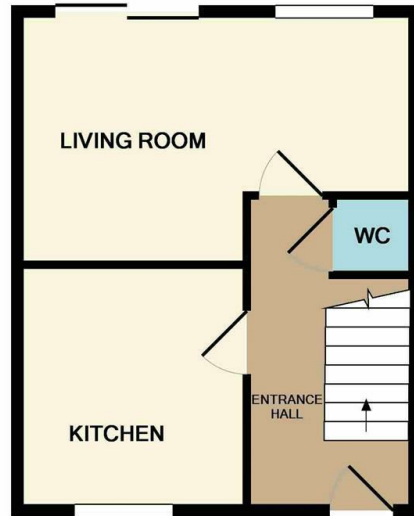
Mobile Signal/coverage: Good

Council Tax: Durham County Council, Band: B Annual price: £1891 (Maximum 2024)  
Energy Performance Certificate Grade E

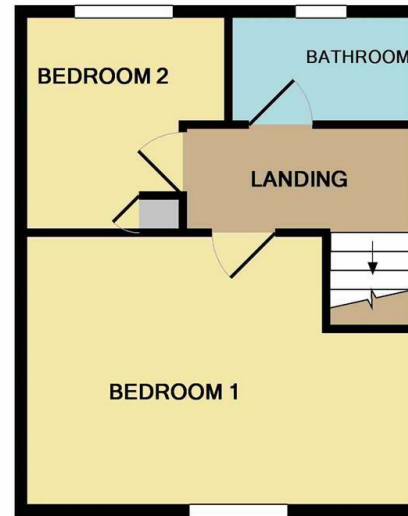
Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.  
Flood Risk: Very low risk of flooding from rivers and the sea, high risk of surface water flooding

Conservation Area: Yes. Crook Conservation Area Designated 1975, amended 2013

The preceding details have been sourced from the seller, OntheMarket.com and other third parties. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Venture Properties (Crook) Limited cannot accept liability for any information provided.

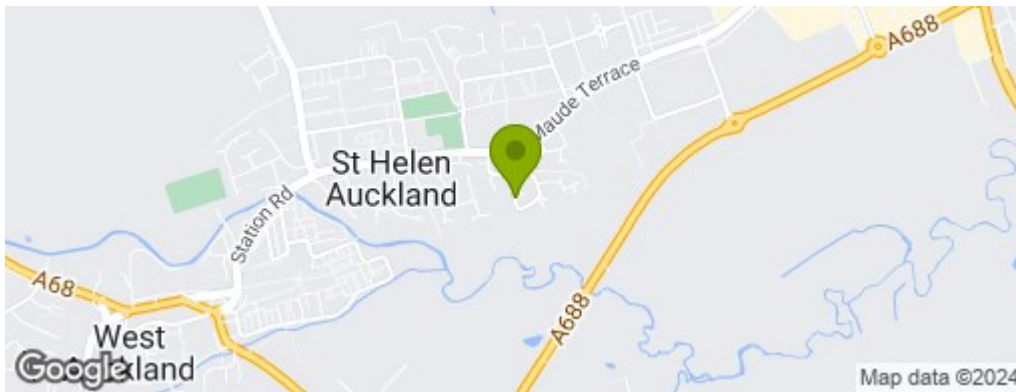


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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