



Acacia Gardens

Crook DL15 9NA

£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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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Acacia Gardens

Crook DL15 9NA



- CHAIN FREE
- EPC Grade D
- Ground Floor WC plus First Floor Bathroom

- Neutral Décor Throughout
- Gardens
- UPVC Double Glazed

- Three Bedroom Semi Detached
- Kitchen Plus Potential Utility Room
- Gas Central Heating

A recently refurbished three bedroom semi detached property located in Acacia Gardens within walking distance of Crook with all its amenities. The property in brief comprises of entrance hall, kitchen, ground floor WC and storage room plus a lounge and to the first floor three bedrooms and family bathroom. Externally the property has a garden to the front with gated access to an enclosed garden at the rear. The property has undergone a vast refurbishment program in recent months and is ready for someone to move straight into.

Ground Floor

Entrance Hallway

Accessed via composite entrance door leading into a spacious hallway, stairs rise to the first floor, UPVC window, access to an under stair storage cupboard and central heating radiator.

Lounge

11'0" x 13'3" (3.375 x 4.047)

Located to the front elevation of the property having UPVC window and central heating radiator.

Kitchen

8'5" x 15'0" (2.590 x 4.587)

Refitted kitchen comprising grey wall and base units, with contrasting black laminate work surfaces over and tiled splash backs. Inset Stainless steel sink with mixer taps over, integral appliances including electric oven, hob and extraction fan over. Ample space for further free standing appliances as required. Central heating radiator and two UPVC windows to the rear elevations and newly fitted flooring

Potential Utility Room

Having UPVC door leading the area garden area and UPVC double glazed window with extraction fan.

Cloakroom/WC

Located at the far end of the kitchen with a white suite including WC, wash hand basin with opaque UPVC double glazed window and newly fitted flooring.

First Floor

Landing

Stairs rise from the entrance hall and provide access to the first floor accommodation, the loft and a useful storage cupboard housing the gas central heating boiler. There is a UPVC window to the side elevation.

Bedroom One

8'10" x 11'6" (2.717 x 3.527)

Located to the front elevation of the property having UPVC window and central heating radiator.

Bedroom Two

9'11" x 8'10" (3.039 x 2.708)

Located to the rear elevation of the property having UPVC window and central heating radiator.

Bedroom Three

8'1" x 5'2" (2.474 x 1.586)

Located to the front elevation of the property having UPVC window and central heating radiator with access to a useful over stair storage cupboard.

Bathroom/WC

A white bathroom suite comprising bath with tiled splash backs, WC and wash hand basin, two obscured UPVC windows, chrome heated towel rail and newly fitted flooring.

Exterior

To the front of the property there is a pathway to the front door with lawned areas at either side. To the rear is a garden area bounded by fencing.

Energy Performance Certificate

To view the full energy performance certificate for this property please use the link below:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0732-1029-6209-0382-0292>

EPC Grade D

Holding Deposit/ 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.

Bond/ Deposit

The security deposit (bond) amount is equivalent to 5 weeks rent.

Other General Information

Tenure: Freehold

Gas and Electricity: Mains (Pre-payment meter)

Sewerage and water: Mains

Broadband: Ultrafast broadband available Highest available download speed - 9000 Mbps, Highest available upload speed 9000 Mbps

Mobile Signal/coverage: Limited, we would recommend speaking with your provider regarding coverage

Council Tax: Durham County Council, Band: A Annual price: £1,624.04 (Maximum 2025)

This property has been vacant for a number of months, additional council tax charges may be payable upon completion.

Energy Performance Certificate Grade D

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: low risk of surface water flooding, very low risk of flooding from rivers and the sea

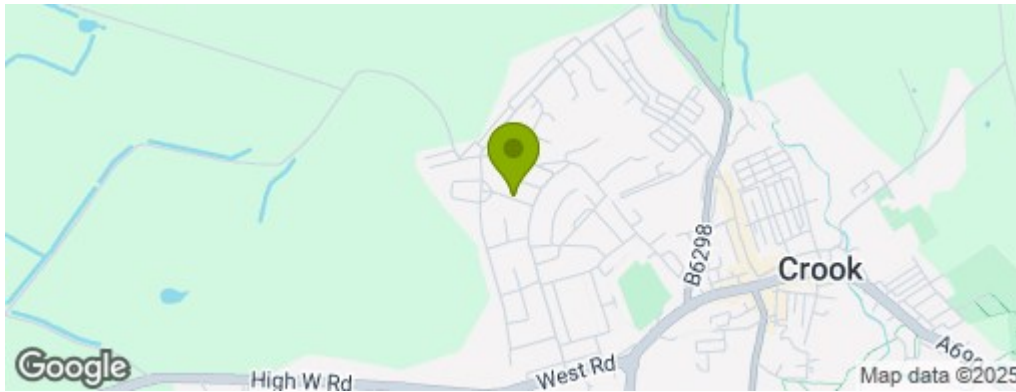
Disclaimer

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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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Property Information

Durham County Council - Council Tax Band A
Tenure - Freehold

01388 741174

5 South Street, Crook, DL15 8NE
crook@venturepropertiesuk.com