



**Milburn Street**

Crook DL15 9DZ

**£675 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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# Milburn Street

Crook DL15 9DZ



- Three Bedroom Mid Terrace
- EPC Grade C
- Close to local Amenities

- UPVC Double Glazed
- Large First Floor Bathroom
- Bus Route to Durham City

- Gas Central Heating
- Two Reception Rooms
- Close to Local Schools

Welcome to Milburn Street, Crook - a charming terraced house that offers a perfect blend of comfort and style. This delightful property boasts two reception rooms, ideal for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there's plenty of space for the whole family to unwind and make this house a home.

Situated in a peaceful neighbourhood, this property features a well-maintained bathroom to cater to your daily needs. Spanning across 1,173 sq ft, this house provides ample room for you to personalise and create your own sanctuary.

Whether you're looking to host intimate gatherings in the reception rooms or enjoy quiet evenings in the comfort of your bedroom, this house offers versatility to suit your lifestyle. Don't miss the opportunity to make Milburn Street your new address and experience the joys of living in this inviting home.

## Ground Floor

### Entrance Porch

Entrance door, timber and glazed door to hallway, dado rail, tiled floor

### Hallway

Central heating radiator, dado rail, stairs to first floor, decorative archway and corbel

### Lounge

13'6 x 12'11 (4.11m x 3.94m)

UPVC double glazed bay window with feature wood panelling, central heating radiator, timber fire surround with marble effect inset and hearth housing coal effect gas fire, tv point

### Dining Room

12'11 x 14'3 (3.94m x 4.34m)

UPVC double glazed window, central heating radiator, timber fire surround with tiled inset and hearth, housing coal effect gas fire, tv point

## Kitchen

12'6 x 7'10 (3.81m x 2.39m)

Extensively refitted with a range of wall and base units, coordinating laminate work surfaces over, white sink unit with mixer tap, plumbing and space for washing machine, integrated electric oven, gas hob and extractor hood, tiled splash backs, tiled floor UPVC double glazed window and door, door to understairs cupboard

## First Floor

### Landing

Loft access, storage cupboard

### Bedroom One (Rear)

14'4 x 10'11 (4.37m x 3.33m)

UPVC double glazed window and central heating radiator.

### Bedroom Two

13'4 x 10'11 (4.06m x 3.33m)

UPVC double glazed window, central heating radiator, picture rail

### Bedroom Three

10'2 x 5'11 (3.10m x 1.80m)

UPVC double glazed window, central heating radiator, built in cupboard

## Bathroom/WC

Panelled bath, electric shower over, wash hand basin, wc, storage cupboard housing boiler, vinyl flooring, opaque UPVC double glazed windows, walls tiled to half height

## Exterior

There is a yard to the rear

## Energy Performance Certificate

<https://find-energy-certificate.service.gov.uk/energy-certificate/8976-7626-2960-6230-3992>

## Holding Deposit/Tenant Info

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.

## General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Available Highest available download speed 1000 Mbps

Highest available upload speed 220 Mbps

Mobile Signal/coverage: Likely to be good

Council Tax: Durham County Council, Band: A Annual price: £1701 (Maximum 2025)

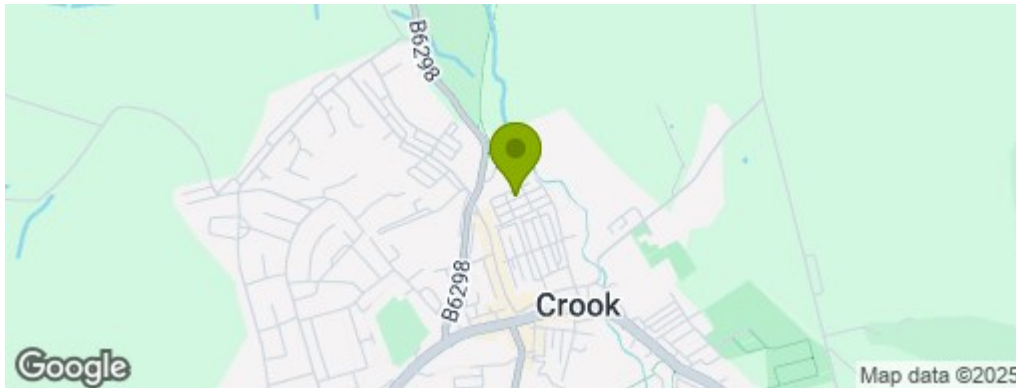
Energy Performance Certificate Grade C

## Disclaimer

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## Property Information

Tenure- freehold

Durham County Council-Council Tax Band A

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