

# KAN MOVE

## Estate Agents

2 bed Terraced House for sale - £74,950

High Street - Crook



Council Tax Band: A

EPC Rating: E

Situated in Howden-Le-Wear a small village on the outskirts of Bishop Auckland and Crook, with easy commuting to Durham City. Two bedroom terraced house sold with a sitting tenant. (Please enquire for rental details.) The Property offers two reception rooms, kitchen with rear lobby into ground floor bathroom, stairs to first floor with two double bedrooms, externally is a rear yard with small garden to the front. Gas fired central heating system and is double glazed.



**1 Bathrooms**

**2 Beds**

- TWO BEDROOM TERRACED HOUSE
- SOLD WITH SITTING TENANT
- GROUND FLOOR BATHROOM
- TWO RECEPTION ROOMS
- REAR YARD
- GAS FIRED CENTRAL HEATING SYSTEM

SCAN FOR DETAILS

**Entrance Hallway**

UPVC entrance door into hallway, door into reception room

**Reception Room One 12' 0" x 13' 0" (3.65m x 3.96m)**

UPVC double glazed window to front.

**Reception Room Two 12' 0" x 14' 0" (3.65m x 4.26m)**

UPVC double glazed window to rear.

**Kitchen**

UPVC double glazed window to side, wall and base units, sink unit with mixer tap, electric oven and hob, plumbing for washing machine, space for fridge, rear lobby with stairs, tiled flooring.

**Rear Lobby**

UPVC Double glazed door to rear yard and ground floor bathroom.

**Bathroom**

UPVC Double glazed window to side, P-Shaped bath with mixer tap, shower over off the mains, pedestal wash hand basin, low level W/C.

**Bedroom One 13' 0" x 15' 0" (3.96m x 4.57m)**

UPVC Double glazed window to front

**Bedroom Two 12' 0" x 14' 0" (3.65m x 4.26m)**

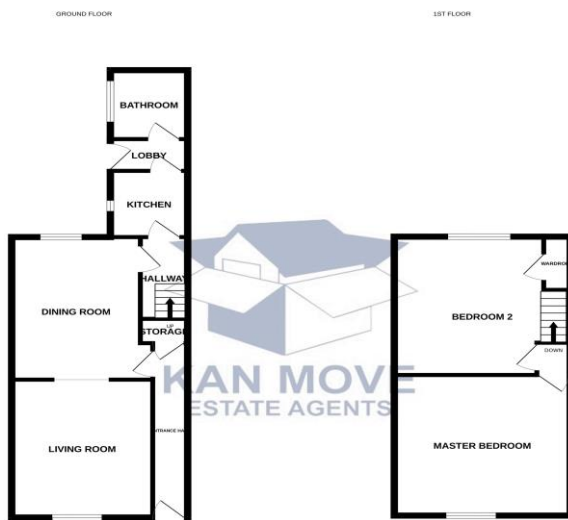
UPVC double glazed window to rear, storage cupboard housing boiler.

**Externally**

Rear Yard and small garden to the front.

# Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D		
39-54	E	49   E	
21-38	F		
1-20	G		



3 HIGH STREET, HOWDEN LE WEAIR

THIS PLAN SHOWS THE PROPERTY AS APPROXIMATELY ACCORDING TO THE SUPPLIER'S PROVIDED DATA. REPRESENTATIONS OF PLANS, MEASUREMENTS AND DIMENSIONS ARE APPROXIMATE AND DO NOT CONSTITUTE A GUARANTEE OF ACCURACY. THE BUYER SHOULD VERIFY THE INFORMATION PROVIDED AND CONDUCT THEIR OWN SURVEY AND INSPECTION PRIOR TO PURCHASE. THE INFORMATION, OPINIONS AND REPRESENTATIONS ARE NOT INTENDED AND NOT GUARANTEED BY ANY PARTY.



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