



Church Hill, Crook, DL15 9DN  
2 Bed - House - Detached  
£137,000

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# Church Hill

## Crook, DL15 9DN

\* NO FORWARD CHAIN \* SPACIOUS LIVING ACCOMMODATION \* RE-FITTED KITCHEN AND BATHROOM \* GAS CENTRAL HEATING AND UPVC DOUBLE GLAZED WINDOWS \* WALKING DISTANCE TO CROOK TOWN CENTRE AND SCHOOLING \* VIEWING HIGHLY RECOMMENDED \*

Offered to the sales market with the benefit of no onward chain is this well presented two double bedroom detached house which enjoys an enclosed yard to the rear. The house has spacious accommodation throughout, including an re-fitted kitchen with central island, useful utility room and office. The house is warmed by a gas combination boiler and has UPVC double glazed windows.

The internal accommodation comprises; entrance porch, lounge with French doors to the kitchen, the kitchen is fitted with a modern range of wall, base and drawer units with central island/breakfast bar, and some integrated appliances. Useful utility room with space and plumbing for automatic washing machine and tumble dryer and space for fridge/freezer. To conclude the ground floor there is a office. To the first floor there are two double bedrooms both having built in wardrobes and a family bathroom with four piece suite, including bath and separate shower cubicle.

Outside at the rear there is an enclosed yard which has been paved for easy maintenance. The seller has advised us that there would be an option to rent a piece of land at the rear of the house for a cost of £60 a year which has a garage built on it.

Church Hill is a short walk away from Crook town centre which has a wide range of shopping amenities, schooling and bus links. Contact Robinsons for further information.











### Agents Notes

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas central heating

Tenure: Freehold

EPC Rating: D

Durham Council Tax Band: B

Annual Price:

£1,714 (min)

Basic

19 Mbps

Superfast

80 Mbps

Ultrafast

1000 Mbps

Mobile Signal: Average/Good

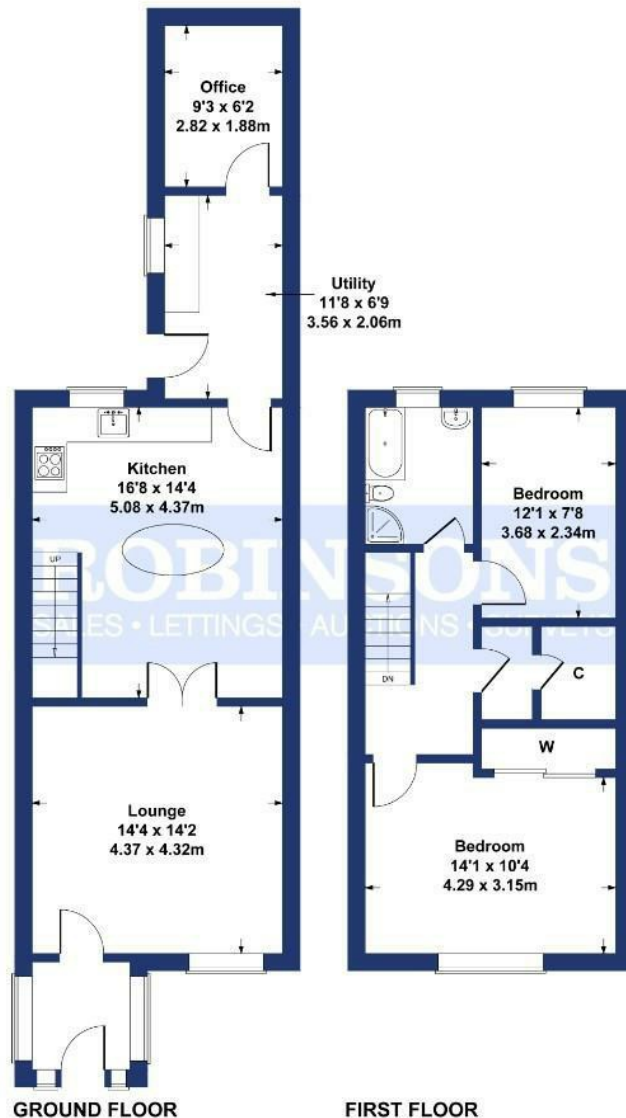
Disclaimer

The preceding details have been sourced from the seller and OntheMarket.com. 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. Robinsons cannot accept liability for any information provided.



# Church Hill Crook

Approximate Gross Internal Area  
1090 sq ft - 101 sq m



**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(82 plus)	A		81
(81-81)	B		
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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