



Brookside Avenue, Crook, DL15 8JJ
4 Bed - House - Detached
£475,000

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Brookside Avenue Crook, DL15 8JJ

* RECENTLY EXTENDED AND RENOVATED * LARGE FOUR BEDROOM HOUSE WITH AMPLE LIVING ACCOMMODATION * GENEROUS SIZE GARDENS AND PARKING * PLANNING PERMISSION FOR A HAIRDRESSERS BUSINESS * INTERNAL VIEWING HIGHLY RECOMMENDED * NO ONWARD CHAIN *

We are delighted to offer to the sales market this impressive four bedroom detached house which has recently undergone a programme of redevelopment and refurbishment to create a spacious family home. The house has been finished to a contemporary standard with attractive decor and floor coverings throughout, it has several reception rooms, open plan living,* and has planning consent for a hairdressers, but could be used for other purposes*. The house is warmed by gas central heating and is fully double glazed.

The internal accommodation comprises; entrance hallway with staircase to the first floor landing and gives access to the lounge which has a bay window to front aspect and open fire and a second reception room with bay window with window seat to the front aspect. The hallway then gives access to the open plan kitchen/family room which has bi-folding door overlooking the rear garden. The kitchen is extensively fitted with a range of wall, base and drawer units with some fitted appliances, central island, space for dining table and corner sofa. A further doorway gives access to an office which could be used for other purposes and has French doors leading to the garden. To conclude the ground floor accommodation there is a utility room and WC.

To the first floor there are four bedrooms, all having a range of fitted wardrobes and the main having an en-suite shower room with three piece suite, including a walk in shower enclosure. A family bathroom with four piece suite including a free standing bath and walk in shower enclosure.

The front of the house gives access to the hairdressers which has a WC and kitchen area. At the rear of the house there is a room which has been created for dog grooming with water supply.

Council Tax E

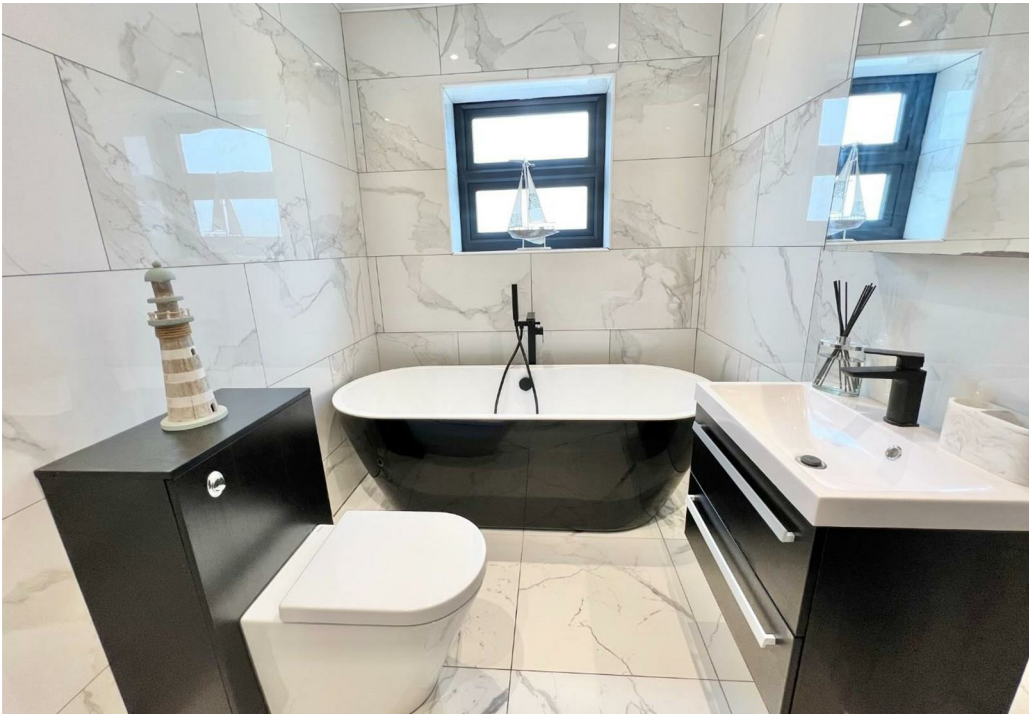












Outside

To the front of the house there is a gravelled driveway allowing off road parking for several vehicles. The rear garden is a generous size with a garden pond, a hot tub area, dog kennels and flower borders.

Location

The house is well positioned in Crook being within close proximity of the town centre which has a wide range of shopping amenities, including an 'Aldi' and 'Lidl' and a range of other local businesses, schooling and bus links are also within close proximity. Other towns and cities are a short drive away, including Bishop Auckland and Durham City centre which has good transport links via the train station.

Viewings

Viewings are strictly by appointment only, contact Robinsons to arrange yours.

Agents notes

The property has planning permission for a hairdressers business, if a buyer is looking to use this for another form of business we recommend you seek legal advice.

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 16 Mbps, Superfast 46 Mbps

Mobile Signal/Coverage: Average-Good

Tenure: Freehold

Council Tax: Durham County Council Band:E Annual Price: Approx £2,693 (min)

Energy Rating: C

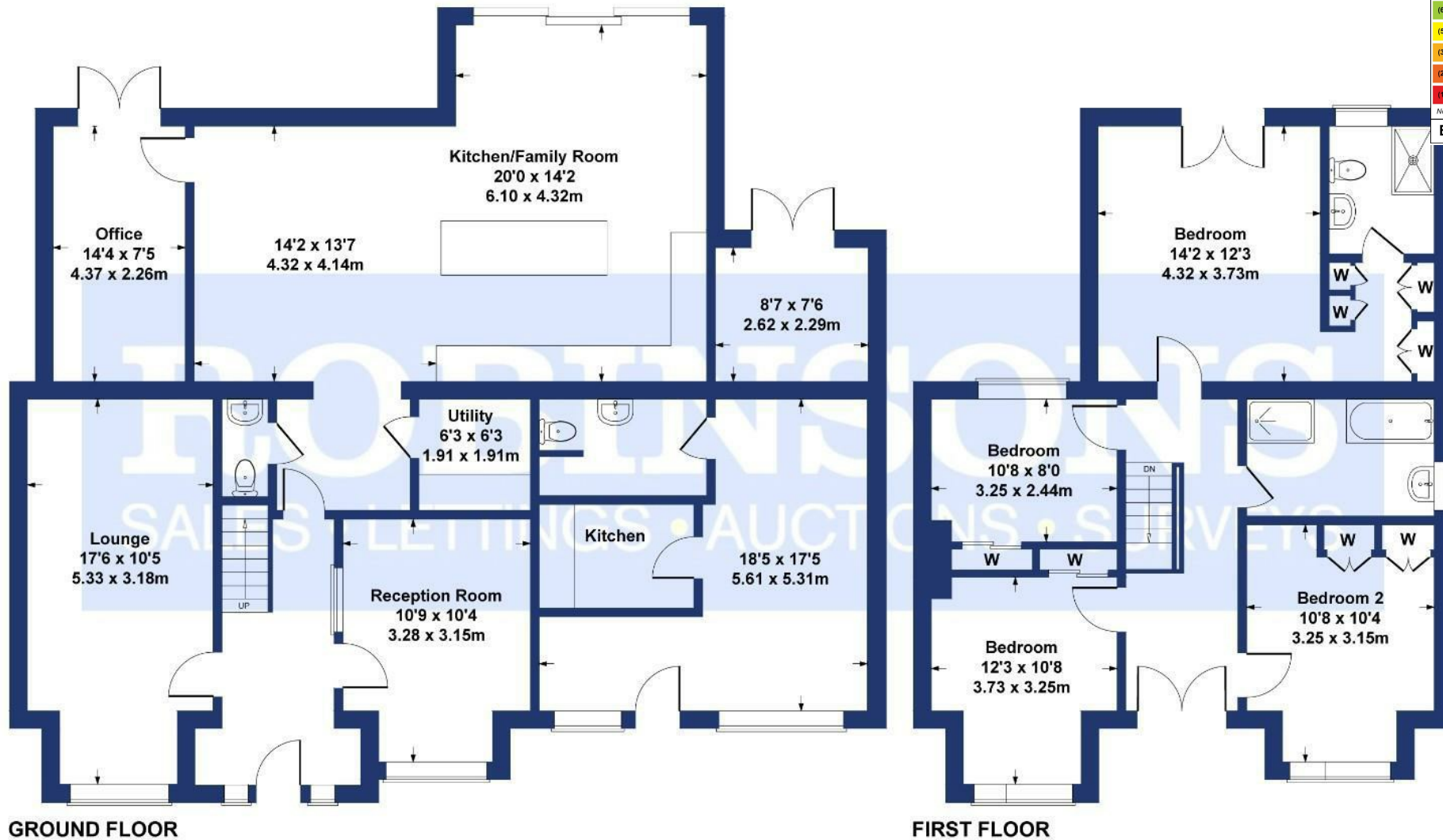
Disclaimer

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.



Brookside Avenue Crook

Approximate Gross Internal Area
2463 sq ft - 229 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
Very energy efficient - lower running costs		
(82 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

70 76

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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