



New Road, Crook, DL15 8QE
4 Bed - House - Semi-Detached
£260,000

ROBINSONS
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New Road Crook, DL15 8QE

* LARGE FAMILY HOME * ACCOMODATION OVER THREE FLOORS * RE-FITTED KITCHEN AND BATHROOM * NEW ROOF IN 2017 * GAS CENTRAL HEATING AND UPVC DOUBLE GLAZED WINDOWS * DRIVEWAY AND GARAGE *

We have the pleasure of offering to the sales market this substantial four bedroom semi-detached house with accommodation spread across three floors. The house has been very well looked after and improved with re-fitted kitchen and bathroom, new roof fitted in 2017 and it is warmed by a gas combination boiler and has UPVC double glazed windows. The property has attractive features throughout, some of those include ceiling coving solid oak internal doors and original fireplaces.

The internal accommodation comprises; entrance vestibule, hallway with staircase to the first floor landing and under stairs storage cupboard. Lounge with bay window to the front aspect and multi fuel stove. Dining room with ample space for dining furniture. Re-fitted kitchen with a range of contemporary wall, base and drawer units with integrated hob and oven and space for other appliances including fridge/freezer, washing machine and tumble dryer.

To the first floor there are three bedrooms, two of those being double and having original fireplaces. An impressive family bathroom with four piece suite with central roll top bath with chrome mixer tap and separate shower enclosure.

A further staircase leads to the second floor which has a double bedroom with walk-in wardrobe area.

Outside the house has a enclosed garden to the front with stone wall and wrought iron fence and gate. To the side of the house there is a driveway which leads to the garage. The rear garden is enclosed and have been designed for easy maintenance and has an outdoor WC.













LOCATION

New Road is located in a fantastic position being within a short walking distance away from Crook town centre which has wide range of shopping facilities including an 'Aldi' and 'Lidl' and a wide range of other local businesses. There is also a doctors, dentist, chemist, hairdressers, cafes, restaurants and bus links giving access to neighbouring towns and cities including Bishop Auckland and Durham City centre. Nurseries and primary schooling is a short walk away and secondary schooling is located in towns close by including, Willington, Wolsingham and Bishop Auckland.

VIEWINGS

Viewings are highly recommended, please contact Robinsons to arrange yours.

Agents Notes

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Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas central heating

Tenure: Freehold

EPC Rating: D

Durham Council Tax Band: C

Annual Price:

£1,959 (min)

Broadband

Basic

17 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.





New Road
Approximate Gross Internal Area
1954 sq ft - 182 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(81-81)	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	

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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

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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