



Austen Way, DL15 9UT
4 Bed - House - Detached
£275,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Austen Way , DL15 9UT

* NEWLY FITTED BATHROOMS * NEW UPVC DOUBLE GLAZED WINDOWS * GAS CENTRAL HEATING * SUN ROOM EXTENSION * DOUBLE GARAGE * CUL-DE-SAC * POPULAR RESIDENTIAL HOUSING DEVELOPMENT * VIEWING HIGHLY RECOMMENDED *

We have the pleasure of offering to the sales market this four bedroom detached house which has the benefit of a sun room extension to the rear and a double garage. The house has recently undergone a programme of refurbishment, including new UPVC windows (excluding sun room), newly fitted bathroom and en-suite with new flooring, and cloakroom/WC, decorated throughout and new flooring. The house is warmed by a 'Baxi' gas boiler which was fitted approximately three years ago.

The internal accommodation comprises; entrance porch, dining room with staircase to the first floor landing. Lounge with gas fire and surround. Kitchen which is fitted with a range of wall, base and drawer units with integrated appliances, including; gas hob, oven, microwave, fridge and dishwasher. Utility room with space for washing machine and tumble dryer, cloakroom/WC. Sunroom which enjoys views over the rear garden.

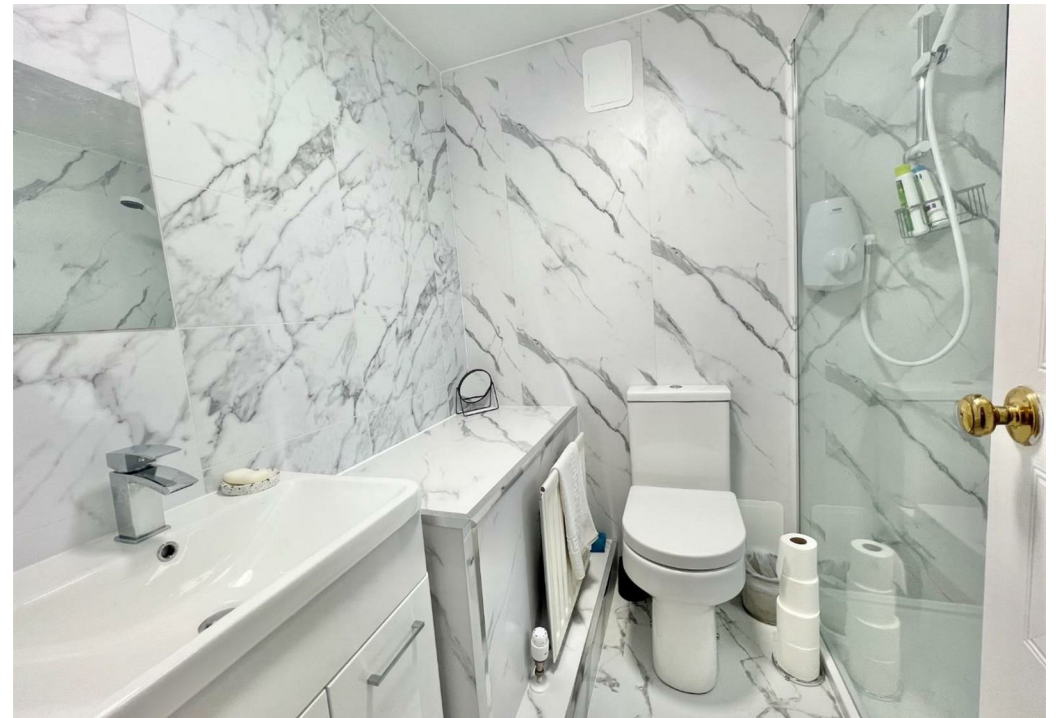
To the first floor there are four bedrooms, which all have the benefit of fitted wardrobes. The main bedroom has a re-fitted en-suite shower room with walk in shower enclosure. To conclude the accommodation there is a re-fitted family bathroom with three piece suite, including bath with mains shower attachment with shower screen.

The house sits on a good size plot with a lawned garden to the front and double width driveway, which leads to a double garage with two up and over doors. The rear garden is enclosed and mainly laid to lawn.













LOCATION

Austen Way is within close proximity to Crook town centre which has a wide range of shopping amenities, including an 'Aldi' and 'Lidl' along with a range of local businesses and health care facilities. The town has primary schooling and nursery's and bus links giving access to neighbouring towns and cities, including Bishop Auckland and Durham City Centre.

VIEWINGS

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

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas central heating

Tenure: Freehold

EPC Rating: D

Durham Council Tax Band: D

Annual Price:

£2,203 (min)

Broadband

Basic

10 Mbps

Superfast

37 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.

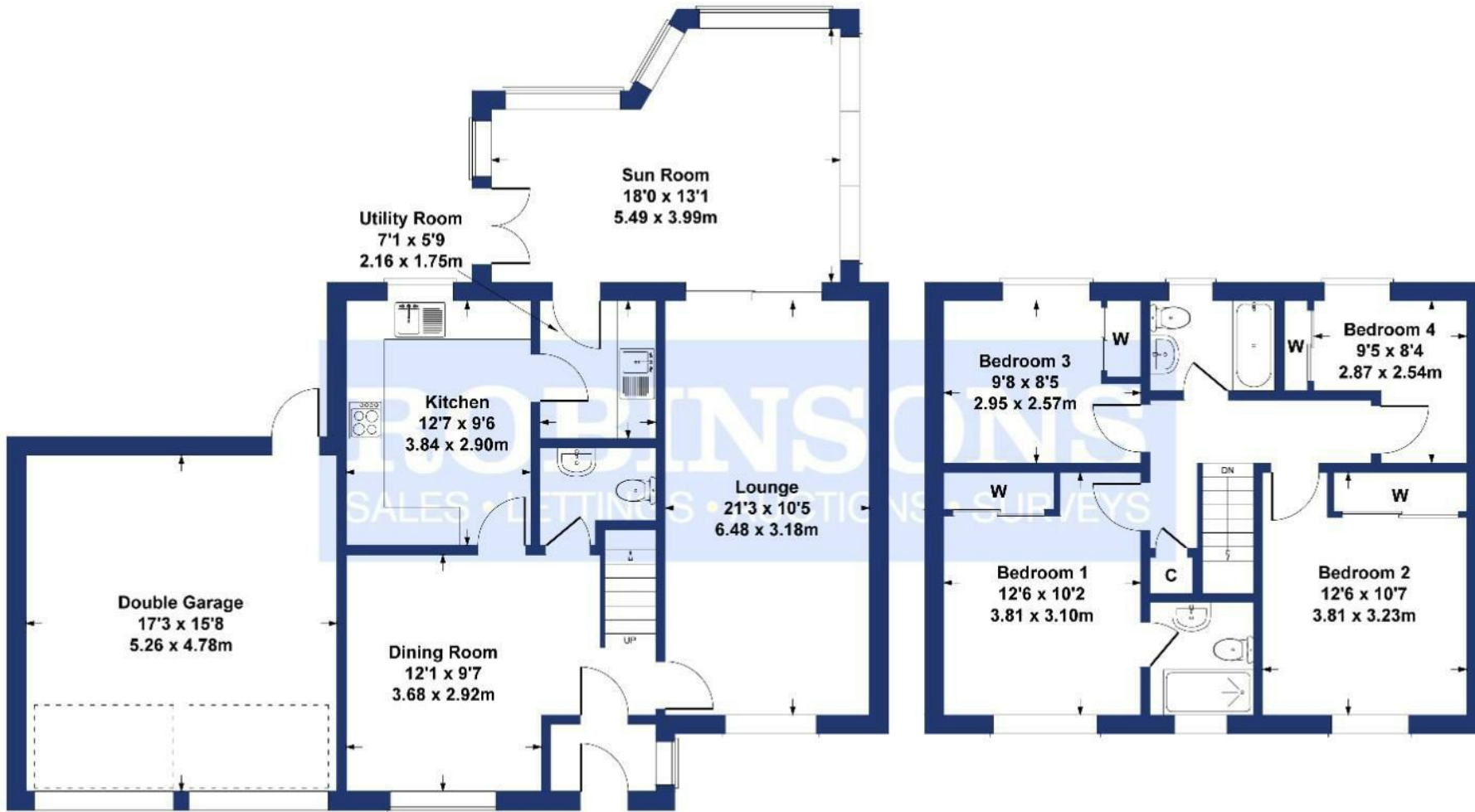




Austen Way Crook

Approximate Gross Internal Area
1722 sq ft - 160 sq m

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



GROUND FLOOR

FIRST FLOOR

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. 2024

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. Robynsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robynsons staff may benefit from referral incentives relating to these services.



Royal Corner, Crook, County Durham, DL15 9UA
Tel: 01388763477
info@robinsonscrook.co.uk
www.robinsonsestateagents.co.uk

