



St. Marys Avenue, Crook, DL15 9HY  
2 Bed - House - End Terrace  
£139,950

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## St. Marys Avenue Crook, DL15 9HY

Situated on what has long been considered one of Crook's most coveted addresses, we are delighted to present for sale this recently renovated 2-bedroom end-link home, elevated to a high standard. Nestled on a charming tree-lined street, this residence boasts gardens at both the front and rear, making early internal viewing imperative for those seeking a splendid home tailored to a diverse range of prospective buyers.

The revamped property exudes excellence throughout while retaining much of its original charm and character. The internal layout features an entrance hallway, a lounge with a media wall, a spacious dining kitchen suffused with ample natural light from the lounge-facing window, and a stunningly re-fitted kitchen. Ascending to the first floor, two generously sized double bedrooms await, with the master bedroom standing out for its exceptional proportions. Completing the upper level is a tastefully re-fitted shower room/WC.

The front exterior reveals a generously sized garden enclosed by hedging, offering the potential for off-street parking for up to 2 cars—a matter the vendor is open to discussing with interested parties during viewings. The rear of the property should prove to be a sun trap, enjoying privacy and featuring a substantial raised decked patio. Beyond a small rear lane lies an additional garden space adorned with high-quality artificial grass, ensuring effortless maintenance.

Nestled within the tranquil cul-de-sac of St Mary's Avenue in Crook, this property is strategically positioned, just a leisurely stroll away from the town centre. The town centre boasts an array of shopping amenities, a doctors' surgery, dentist, chemist, as well as a selection of cafes and restaurants. Primary schooling and convenient bus links are also within close proximity.

For those keen on exploring this remarkable residence further, an internal viewing is strongly recommended. Kindly contact Robinsons today to schedule your appointment.













## GROUND FLOOR

### Hallway

### Lounge

14'9" x 10'9" max (4.5 x 3.3 max)

### Dining Room

12'9" x 12'1" (3.9 x 3.7)

### Kitchen

8'10" x 7'6" (2.7 x 2.3)

## FIRST FLOOR

### Landing

### Bedroom One

16'4" x 10'5" max (5 x 3.2 max)

### Bedroom Two

11'1" x 9'2" (3.4 x 2.8)

### Shower Room / WC

9'2" x 4'11" (2.8 x 1.5)

### Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas central heating

Tenure: Freehold

EPC Rating: E

Durham Council Tax Band: B

Annual Price:

£1,714 (min)

Broadband

Basic

17 Mbps

Superfast

80 Mbps

Ultrafast

9000 Mbps

Mobile Signal: Average/Good

### Disclaimer

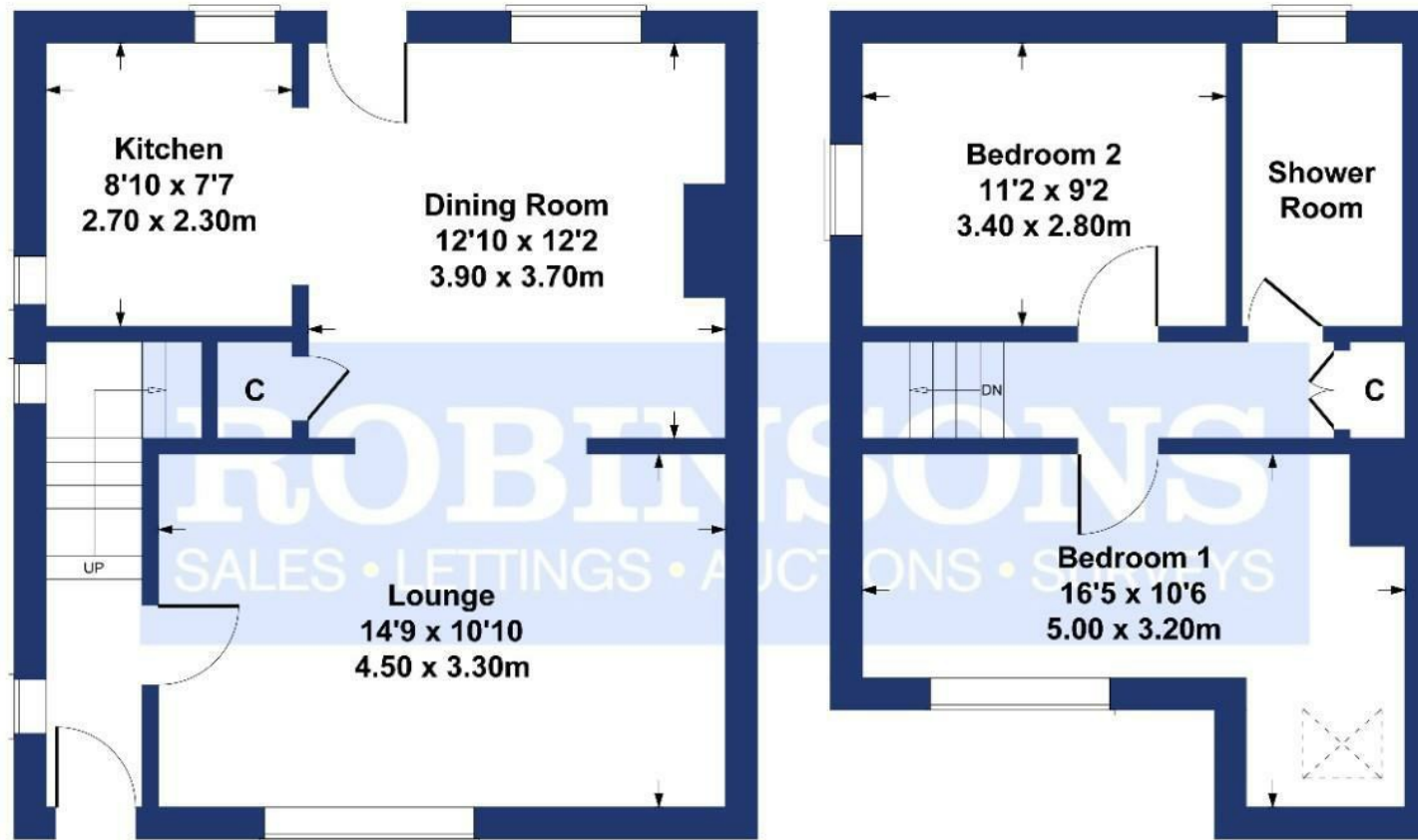
The preceding details have been sourced from the seller and OntheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.





# St Mary's Avenue

Approximate Gross Internal Area  
829 sq ft - 77 sq m



**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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(61-81)	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	
		52	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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