



Maple Crescent, Crook, DL15 9LE
3 Bed - House - Semi-Detached
£99,950

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Maple Crescent Crook, DL15 9LE

* NO FORWARD CHAIN * LARGE CORNER PLOT * GAS COMBINATION BOILER * TWO RECEPTION ROOMS * PLEASANT OUTLOOK * VIEWING HIGHLY RECOMMENDED *

Offered to the sales market with no forward chain, is this generous size three bedroom semi-detached house with generous size gardens to front, side and rear. The house is warmed by a gas combination boiler and has UPVC double glazed windows.

The internal accommodation comprises; entrance hallway, lounge, dining room, kitchen and useful utility room. To the first floor there are three bedrooms, bathroom and separate WC.

Outside there are good size gardens to three sides of the property, which are all enclosed with gated access, mostly laid to lawn.

Maple Crescent is well positioned in Crook being within close proximity of schooling, bus links and Crook town centre, which has a wide range of shopping and health care facilities.

An internal viewing comes 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: A
Annual Price: £1,621

Broadband
Basic
16 Mbps
Superfast
43 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.





Maple Crescent Crook

Approximate Gross Internal Area
969 sq ft - 90 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. 2024

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (82 plus) | A | | |
| (61-81) | B | | |
| (39-60) | C | | |
| (15-58) | D | | |
| (8-34) | E | | |
| (2-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| | | 63 | 77 |

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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