



Heather Lane, DL15 9TN
2 Bed - House - End Terrace
£80,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Heather Lane , DL15 9TN

Welcome to this well presented two bedroom end terrace house, located on Heather Lane in Crook. The house is offered for sale with no onward chain and the current owners are in the process of buying the freehold which will be complete before a new buyer purchases the house.

One of the standout features of this property is the new roof installed in January 2024, providing peace of mind for years to come. The house is equipped with a gas combination boiler and has UPVC double glazed windows.

The internal accommodation comprises; entrance porch, spacious lounge/dining room with ample space for seating and dining furniture and staircase to the first floor landing. Kitchen which is well fitted with a range of wall, base and drawer units with space for appliances.

To the first floor there are two bedrooms and a re-fitted shower room with shower cubicle. The first floor landing also has access to the loft via a ceiling hatch with pull down ladder, lighting and it is part boarded.

Outside the house has a garden to the front which overlooks woodland and a enclosed garden to the rear with gated access.

Situated in a desirable location, with an outlook over woodland, Heather Lane is within close proximity of Crook town centre, bus links and schooling. Crook town centre offers a wide range of shopping amenities, including an 'Aldi' and 'Lidl' and a range of local businesses and health care facilities.

Don't miss out on the opportunity to make this lovely house your new home. Contact us today to arrange a viewing.













Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas central heating

Tenure: Seller is currently buying the freehold

EPC Rating: D

Durham Council Tax Band: A

Annual Price: £1,621

Broadband

Basic

14 Mbps

Superfast

67 Mbps

Mobile Signal: Average/Good

Disclaimer

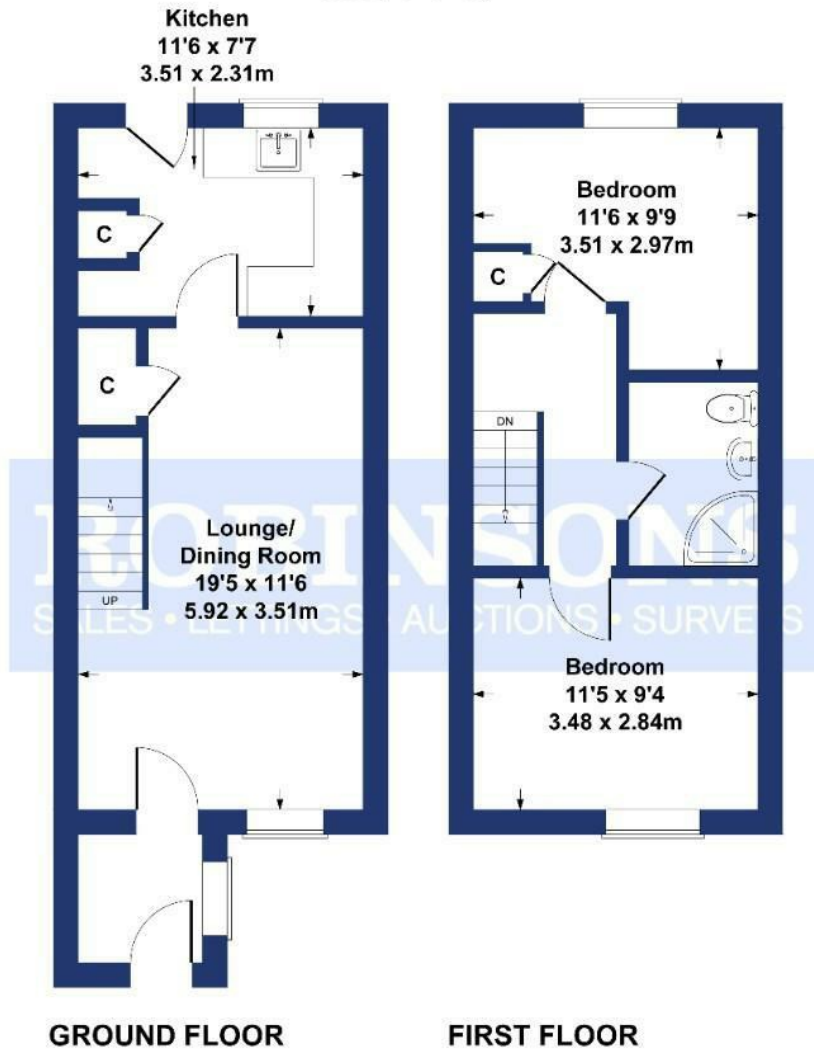
The preceding details have been sourced from the seller and OntheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept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





Heather Lane Crook

Approximate Gross Internal Area
663 sq ft - 61 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			
(92 plus)	A		77
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.



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

