



Victoria Avenue, DL15 9DB  
2 Bed - House - Mid Terrace  
£140,000

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# Victoria Avenue , DL15 9DB

\* NO FORWARD CHAIN \* RECENTLY REFURBISHED \*

Welcome to Victoria Avenue, Crook - a charming two bedroom mid-terrace house. This property has recently undergone a stunning refurbishment, offering a modern and stylish living space that is sure to impress.

Step inside to discover an inviting open plan layout, perfect for both relaxing and entertaining. The high-quality fixtures and fittings throughout the house add a touch of luxury to the space, creating a comfortable and elegant atmosphere.

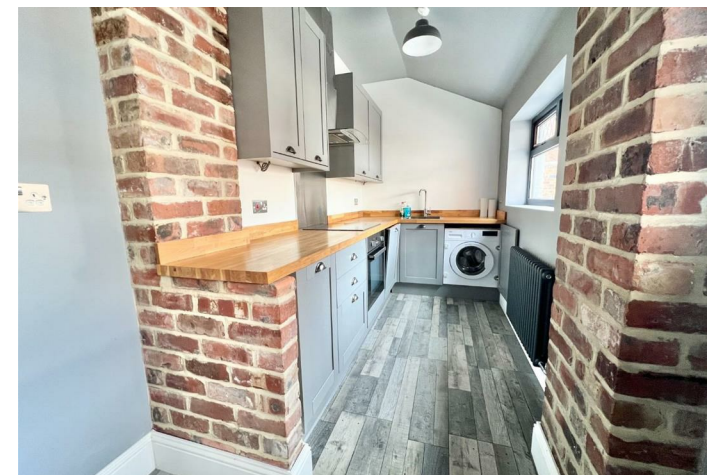
One of the highlights of this property is the attic conversion, complete with a staircase for easy access. This versatile space can be used for many purposes, including a home office or further reception room.

The house is warmed by a gas combination boiler and is fully UPVC double glazed.

The internal accommodation comprises; impressive open plan reception room with central staircase to the first floor. This room has ample space for furniture and a log burning stove in inglenook and attractive exposed rustic brick walls, French doors lead to the front garden. Re-fitted kitchen with a range of contemporary wall, base and drawer units with integrated dishwasher, hob and oven, space for washing machine and fridge/freezer. The roof over the kitchen has also been recently updated, ensuring peace of mind for the new owners.

To the first floor there are two bedrooms, both having built in storage cupboard. Family bathroom with four piece suite, including a bath and separate shower cubicle.

A further staircase from the landing leads to the attic conversion which has two 'Velux' style windows and feature exposed rustic brick wall.













### Outside

Outside the house has a garden to the front which is paved with raised planters with flower beds. At the rear there is a easy to maintain yard.

### Location

Victoria Avenue is conveniently positioned being a short walk away from Crook town centre, schooling and bus links.

### Viewing

Contact Robinsons for further information and to arrange an internal viewing.

### Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas central heating

EPC Rating: D

Durham Council Tax Band: A

Annual Price: £1,621

Broadband

Basic

17 Mbps

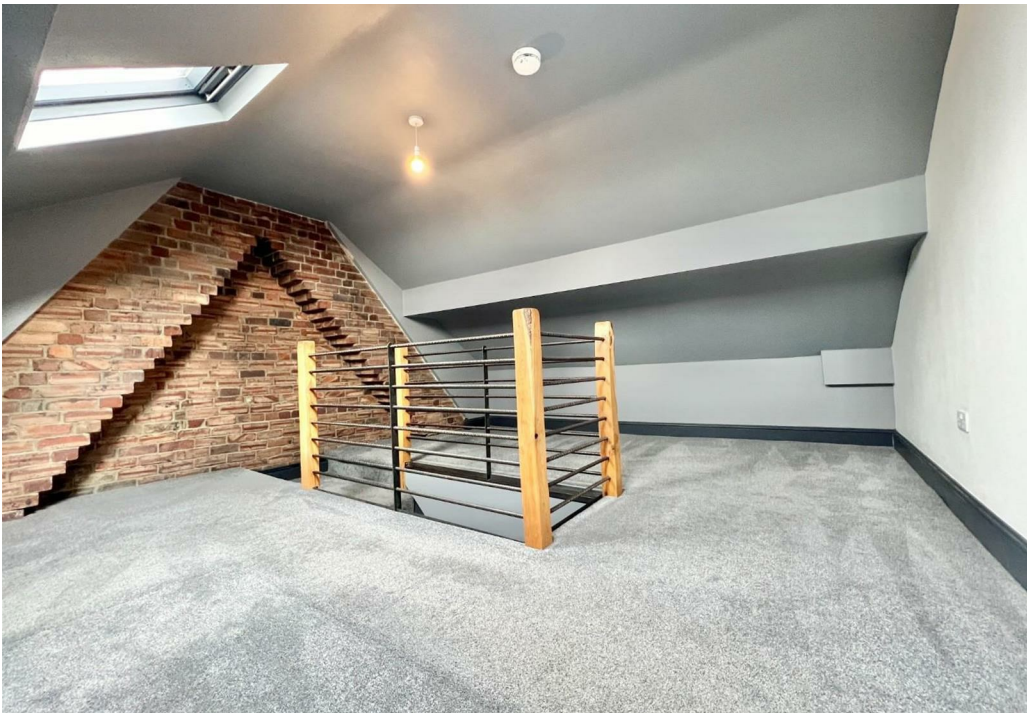
Superfast

80 Mbps

Ultrafast

1000 Mbps

Mobile Signal: 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.





# Victoria Avenue

Approximate Gross Internal Area  
1367 sq ft - 127 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		80
(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		61	EU Directive 2002/91/EC

**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. 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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