



Langdale Avenue, Crook, DL15 8PS  
3 Bed - House - Mid Terrace  
£104,950

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

# Langdale Avenue Crook, DL15 8PS

\* NO FORWARD CHAIN \* BEAUTIFULLY PRESENTED \* SUN ROOM EXTENSION \* GAS COMBINATION BOILER AND UPVC DOUBLE GLAZED WINDOWS \* VIEWING HIGHLY RECOMMENDED \*

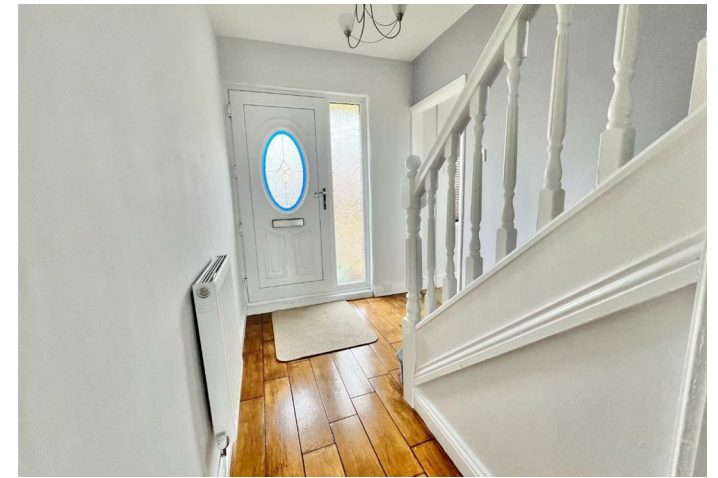
Offered to the sales market with the benefit of no onward chain, is this recently decorated three bedroom mid terrace house. The house is well presented throughout and has a sun room extension to the rear, it is warmed by a gas combination boiler and has UPVC double glazed windows.

The internal accommodation comprises; entrance hallway with solid oak wood flooring and staircase to the first floor landing. Lounge with wall mounted electric fire and double doors leading to the sun room which enjoys views over the rear garden and has French doors giving access to the garden. Kitchen, which is fitted with a range of wall, base and drawer units with integrated hob, oven and extractor fan and space for washing machine and fridge/freezer.

To the first floor there are three bedrooms, the main having a range of built in wardrobes and the second bedroom having a over stairs storage cupboard. Family bathroom which is fitted with a four piece suite, including bath and separate shower cubicle.

The house sits on a generous size plot with a large gravelled area to the front which would have potential for off road parking. Built in storage room accessed from the front of the house and has lighting and electric sockets, this would be ideal to use as storage or a utility room. At the rear of the house there is a enclosed garden with a gravelled and lawn area.

Langdale Avenue is conveniently positioned in Crook being a short distance away from the town centre which has a wide range of everyday shopping and healthcare facilities. Crook has several primary schools, secondary schools are located in nearby towns, including Willington and Bishop Auckland. An internal viewing comes highly recommended, please contact Robinsons today to arrange yours.













### Hallway

### Lounge

19'4x10'5 (5.89mx3.18m)

### Sun Room

9'4x9'1 (2.84mx2.77m)

### Kitchen

10'9x13'2 (3.28mx4.01m)

### Landing

### Bedroom One

13'4x10'6 (4.06mx3.20m)

### Bedroom Two

10'3x10'3 (3.12mx3.12m)

### Bedroom Three

8'9x7'5 (2.67mx2.26m)

### Bathroom

### Outside storage room

8'1x6'9 (2.46mx2.06m)

### Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas central heating

EPC Rating: D

Tenure: Freehold

Durham Council Tax Band: A

Annual Price: £1,621

Broadband: Unknown

Mobile Signal: Unknown



### 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.

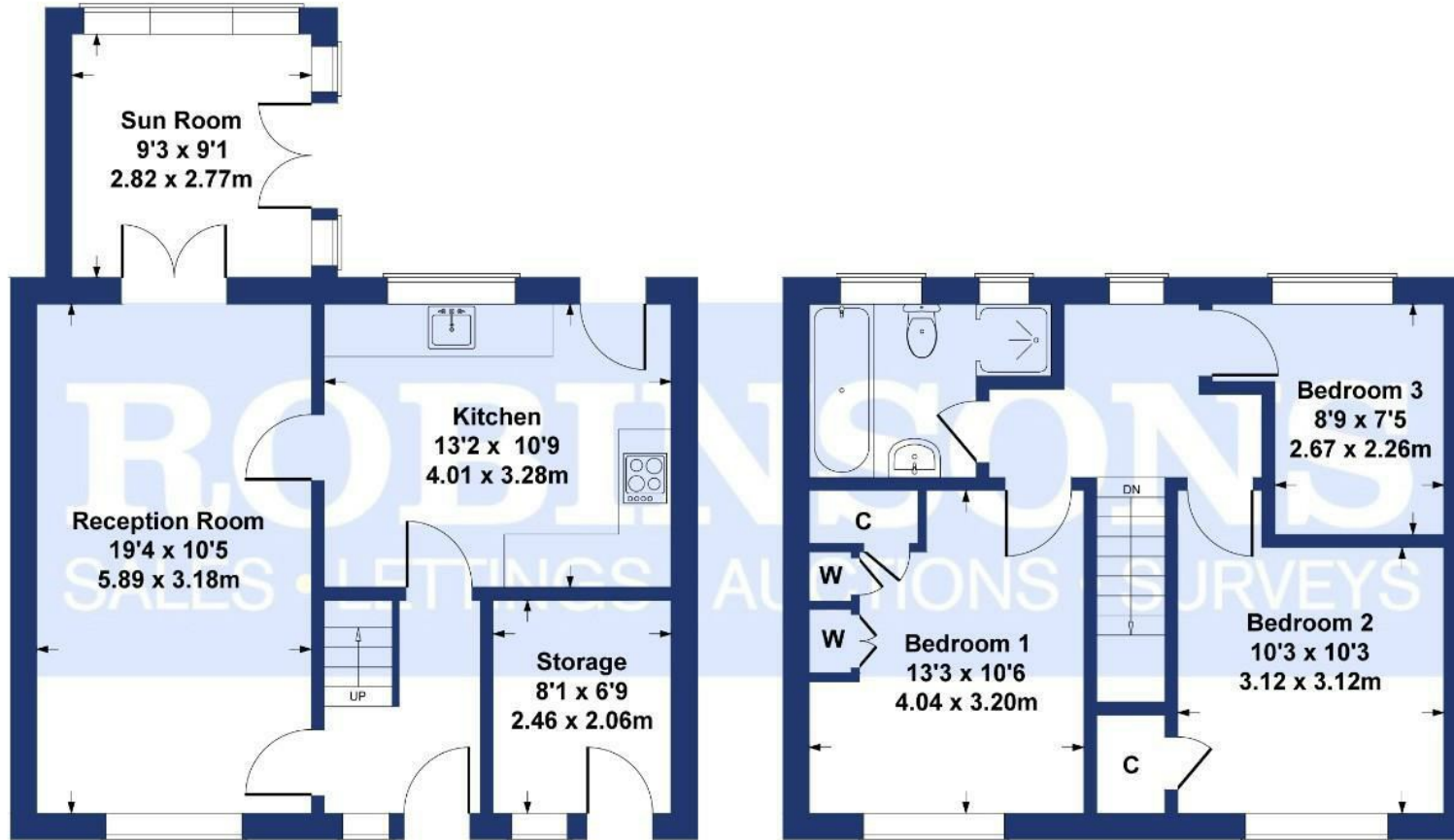




# Langdale Avenue Crook

Approximate Gross Internal Area  
1024 sq ft - 95 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		85
(61-81)	B		
(49-60)	C		
(35-48)	D		
(22-34)	E		
(9-21)	F		
(1-8)	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. 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](mailto:info@robinsonscrook.co.uk)  
[www.robinsonsestateagents.co.uk](http://www.robinsonsestateagents.co.uk)

