

**Hartside Close, DL15 9NH**  
**3 Bed - House - Semi-Detached**  
**£185,000**

**ROBINSONS**  
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\* REFURBISHED IN RECENT YEARS \* NEW ROOF FITTED \*  
NEW GAS COMBINATION BOILER WITH 10 YEAR  
GUARANTEE \* NEW KITCHEN AND BATHROOM \*  
DRIVEWAY AND GARAGE \* FRONT AND REAR GARDENS \*  
CUL-DE-SAC LOCATION \* WALKING DISTANCE TO THE  
TOWN CENTRE \* VIEWING HIGHLY RECOMMENDED \*

Broadband  
Basic  
16 Mbps  
Superfast  
61 Mbps  
Ultrafast  
1000 Mbps

We have the pleasure of offering to the sales market, this recently refurbished three bedroom semi-detached house. The property has been finished to a superb standard and has undergone a programme of refurbishment in recent years, which includes; a new gas boiler with a 10 year guarantee fitted in December 2023; a new roof fitted to both the house (August 2023) and the garage (October 2022); new electric garage door; newly fitted kitchen and bathroom; new electric consumer unit and contemporary decoration and flooring throughout.

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.

The internal accommodation comprises; entrance porch with space for coat and shoe storage, open plan kitchen/dining room with wood effect flooring and staircase to the first floor. Kitchen which is fitted with a range of wall, base and drawer units with integrated appliances including four ring hob, oven, grill, microwave and fridge, large pantry cupboard.

To the first floor there are three bedrooms, two of those having built in wardrobes. Family bathroom with three piece suite including bath and shower over with shower screen.

Outside there is a driveway and garage to the front with garden to the side. At the rear there is an enclosed garden which has a blocked paved patio area, lawn which is surrounded by flower beds.

Hartside Close is a pleasant cul-de-sac in Crook and is within walking distance of Crook town centre, schooling and bus links.

An internal viewing comes highly recommended, please contact Robinsons today 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: C  
Annual Price:  
£1,959 (min)



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Mortgage Advice

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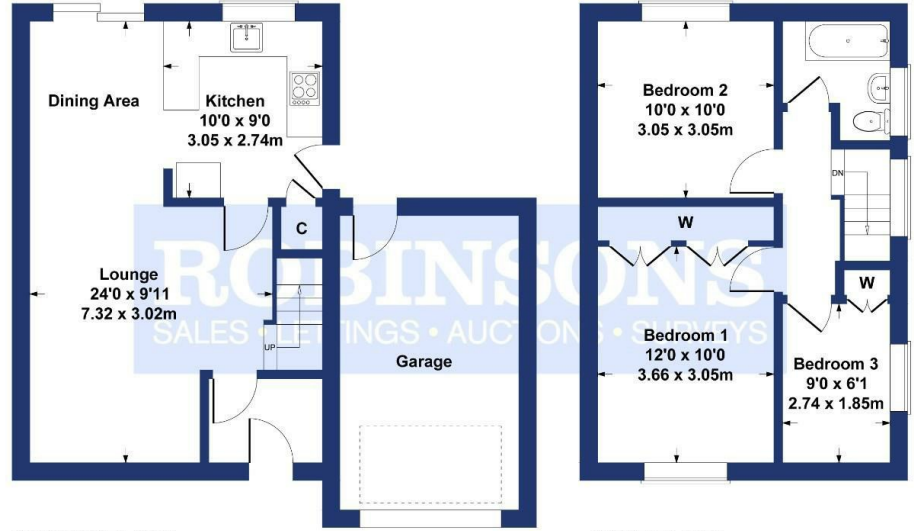
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Hartside Close Crook

Approximate Gross Internal Area  
829 sq ft - 77 sq m  
(Excluding Garage)



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	A		
105-91	B		
89-85	C		
82-77	D		
75-70	E		
69-64	F		
63-58	G		
Not energy efficient - higher running costs			
England & Wales		66	80

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
101-91	B		
89-80	C		
82-74	D		
75-69	E		
69-63	F		
63-57	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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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