



Caldwell Drive, DL15 9WB
2 Bed - House - Semi-Detached
£120,000

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Caldwell Drive , DL15 9WB

* OFF ROAD PARKING AND LARGE ENCLOSED GARDEN *

We are delighted to bring to the sales market this two bedroom semi detached house which sits on a generous size plot with off road parking to the front and large enclosed garden to the rear. The house is warmed by a gas boiler and has double glazed windows throughout.

The internal accommodation comprises; entrance hallway, cloakroom/WC, kitchen which is fitted with a range of wall, base and drawer units and space for appliances. Lounge/dining room with patio doors to the rear garden.

To the first floor there are two bedrooms and a family bathroom with three piece suite including shower over bath.

Outside there is a garden to the front and gravelled driveway to the side. At the rear the garden is enclosed and is mainly laid to lawn with a gravelled patio area.

Caldwell Drive is conveniently positioned being close to schooling, shopping amenities and bus links.









Agents notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas central heating

EPC Rating: A

Tenure: Freehold

Durham Council Tax Band: A

Annual Price: £1,621

Broadband

Basic

16 Mbps

Superfast

61 Mbps

Ultrafast

9000 Mbps

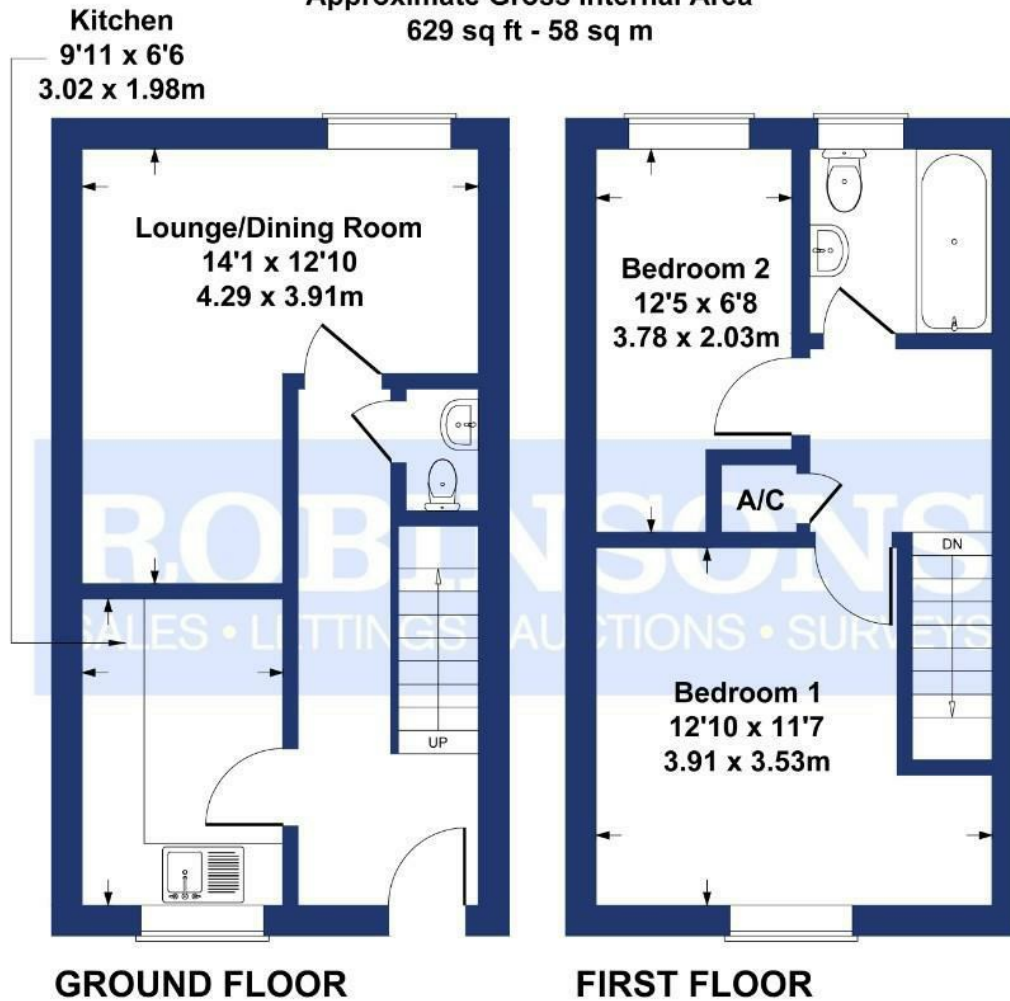
Mobile Signal: Average/Good

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.

Caldwell Drive Crook

Approximate Gross Internal Area
629 sq ft - 58 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		87
(61-81)	B		
(39-60)	C	73	
(15-58)	D		
(9-38)	E		
(1-38)	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.

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