



Arthur Street, Crook, DL15 9DT  
2 Bed - House - Mid Terrace  
£69,950

**ROBINSONS**  
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\* NO FORWARD CHAIN \* REAR GARDEN \* WALKING  
DISTANCE TO CROOK TOWN CENTRE \*

representative or appropriate authorities. Robinsons cannot  
accept liability for any information provided.

Offered to the sales market, with the benefit of no forward chain  
is this two bedroom mid terrace house with conservatory and  
garden to rear. The house is warmed by gas central heating  
and has double glazed windows.

The internal accommodation comprises; open plan lounge with  
space for seating and staircase to the first floor landing and  
leading to the kitchen area which is fitted with a range of wall,  
base and drawer units with integrated hob, oven and  
fridge/freezer and space for washing machine. Conservatory  
which over looks the rear garden.

To the first floor there are two bedrooms and a shower room.

Outside the house has a generous size garden to the rear with  
space for sheds and greenhouse.

Arthur Street is ideally positioned for those buyers looking to  
be within walking distance of Crook town centre, which has a  
wide range of shopping amenities and health care facilities,  
schooling and bus links.

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  
Tenure: Freehold

Durham Council Tax Band: A  
Annual Price: £1,621  
Broadband  
Basic  
19 Mbps  
Superfast  
77 Mbps  
Ultrafast  
1000 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





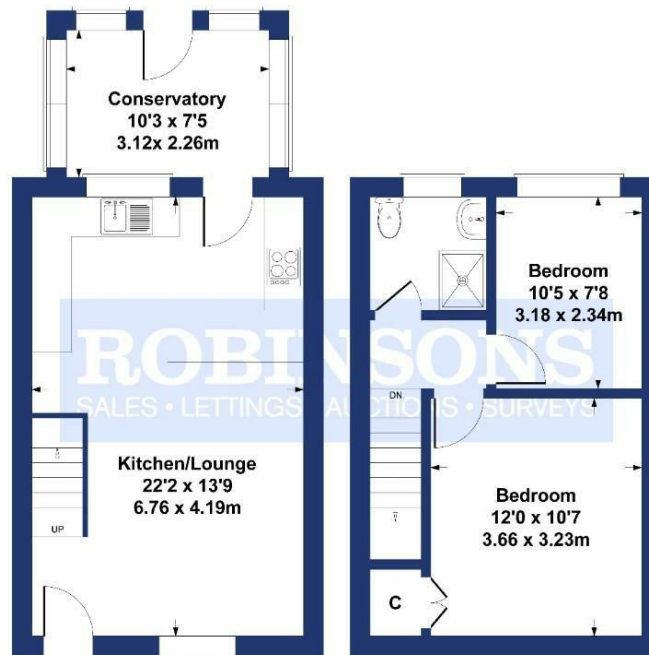


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## Arthur Street Crook

Approximate Gross Internal Area  
696 sq ft - 65 sq m



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
105-120	A		
81-104	B		
65-80	C		
49-64	D		
33-48	E		
17-32	F		
1-16	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	80

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
101-110	A		
81-100	B		
61-80	C		
41-60	D		
21-40	E		
1-20	F		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

### DURHAM

1-3 Old Elvet  
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

### DURHAM REGIONAL HEAD OFFICE

19A old Elvet  
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

### CHESTER-LE-STREET

45 Front Street  
DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

### BISHOP AUCKLAND

120 Newgate Street  
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

### CROOK

Royal Corner  
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

### SPENNYMOOR

11 Cheapside  
DH16 6QE

T: 01388 420444

E: info@robinsonsspenny Moor.co.uk

### SEDFIELD

3 High Street  
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

### WYNYARD

The Wynd  
TS22 5QQ

T: 0174 064 5444

E: info@wynyardfineandcountry.co.uk

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.



# ROBINSONS

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