



South End Villas, Crook, DL15 8LQ  
2 Bed - Bungalow - Detached  
£185,000

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## South End Villas Crook, DL15 8LQ

\* NO ONWARD CHAIN \* NEW BOILER FITTED IN 2024 \* CLOSE TO THE TOWN CENTRE \* SUN ROOM EXTENSION \* MODERN INTERIOR \* USEFUL UTILITY ROOM \*

This modern two bedroom detached bungalow is well positioned, being within close proximity to Crook town centre and bus routes. The property has modern interior throughout and easy to maintain gardens, along with driveway and integral garage. It is warmed by gas central heating via combination boiler which was fitted in 2024, and has UPVC double glazed windows.

The internal accommodation comprises; entrance hallway, spacious lounge with bay window to front aspect, extensively fitted kitchen with integral appliances, useful utility room with internal door giving access to the garage, dining room with French doors leading to the sun room which enjoys views over the private rear garden. There are two spacious double bedrooms and to conclude the ground floor there is a bathroom with four piece white suite, including shower cubicle and bath tub. The loft has been designed for another room with 'Velux' style windows, and is access via a pull down ladder in the hallway.

Outside the property has been designed for easy maintenance, to the front there is a block paved driveway leading to the integral garage. The rear garden is enclosed and has gated access, it is mostly laid with paved patio areas and has the benefit of an artificial grass area. There is also space for storage down either side of the bungalow.

South End Villas is within a short walking distance from Crook's shopping facilities, there is a wide range including an Aldi and Lidl, bank, post office, and health care facilities. Other neighbour towns and villages are close by which can all be access via the local busses.

We feel an internal viewing is highly recommended to fully appreciate this bungalow, please contact Robinsons to arrange yours.











### AGENT NOTES

Electricity Supply: Mains  
Water Supply: Mains  
Sewerage: Mains  
Heating: Gas central heating  
EPC Rating: C  
Tenure: Freehold  
Council Tax Band: C  
Annual Price: £2161  
Broadband : Basic 17 Mbps  
Superfast 80 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 representative or appropriate authorities. Robinsons cannot accept liability for any information provided.

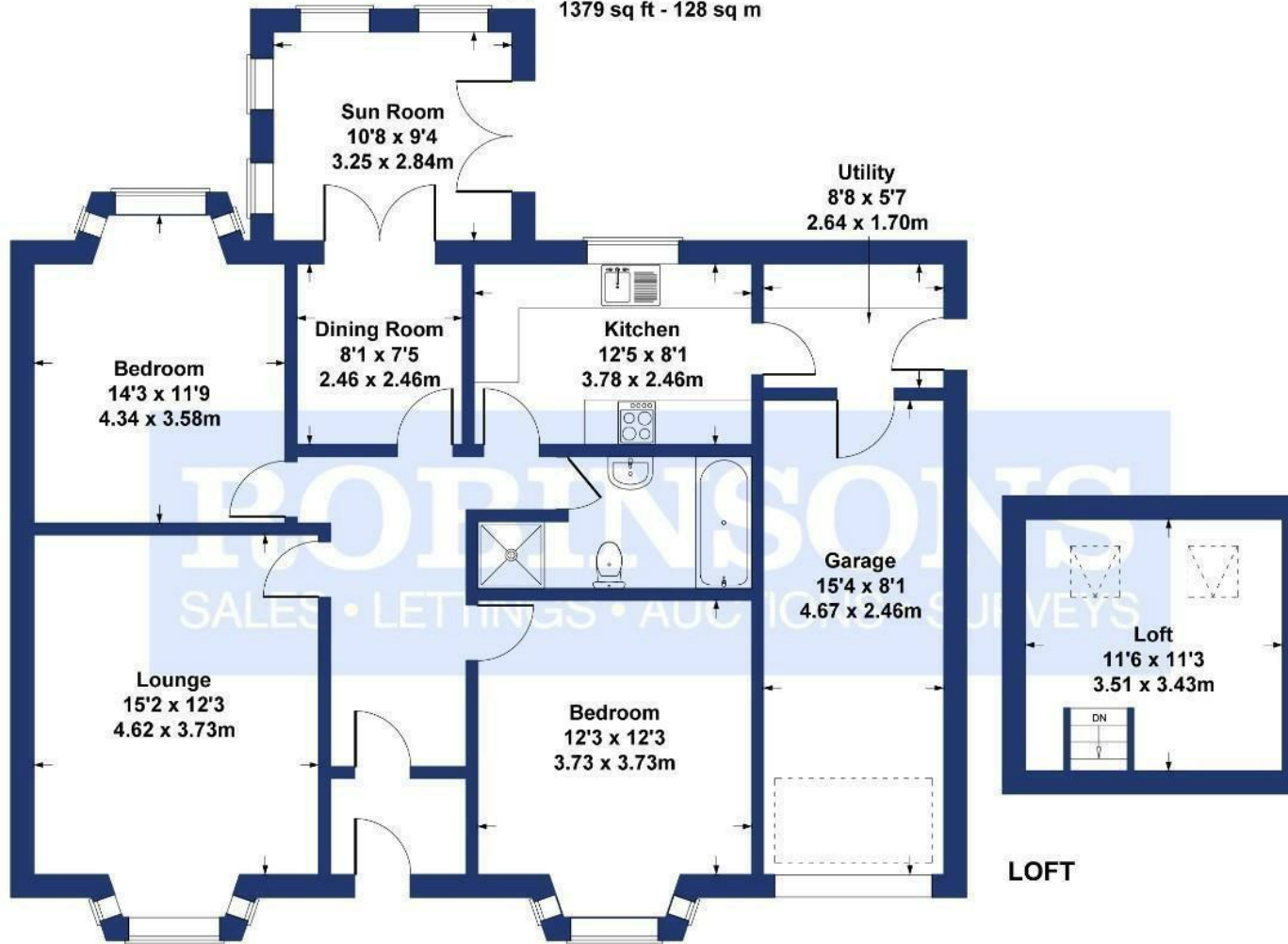
### VIEWINGS

Viewings are by appointment only, please contact Robinsons to arrange yours.



# South End Villas, Crook

Approximate Gross Internal Area  
1379 sq ft - 128 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. 2020

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	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. Robynsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robynsons staff may benefit from referral incentives relating to these services.



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