



Murphy Close, Crook, DL15 9GL
2 Bed - House
£130,000

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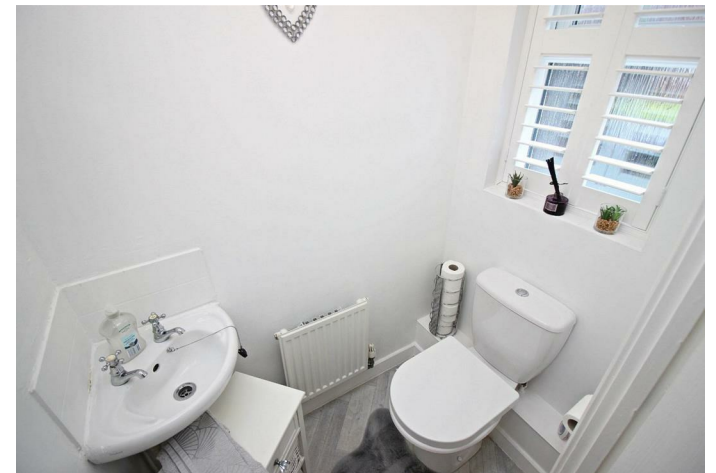
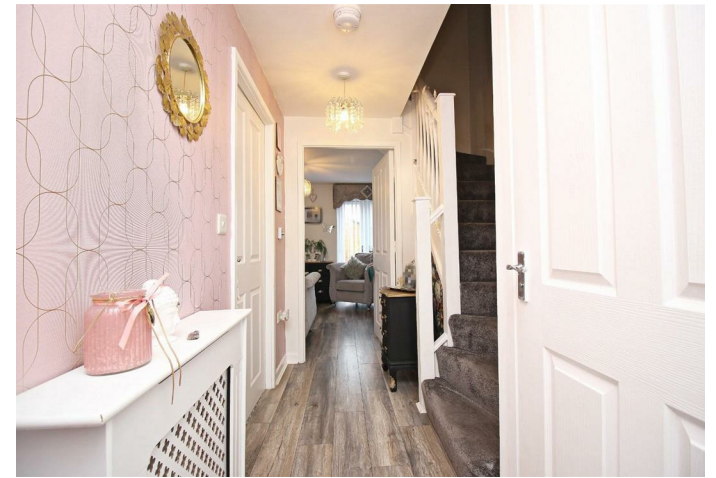
Murphy Close Crook, DL15 9GL

Presented to the market is this deceptively spacious two-bedroom mid-terrace property, which is immaculately presented throughout and a must-view. The home benefits from an integrated kitchen, a convenient downstairs W/C, window shutters, a well-sized garden, garage, and driveway.

The ground floor accommodation briefly comprises an entrance hall, fitted kitchen, lounge, and a downstairs W/C. Upstairs, there are two generously sized bedrooms and a family bathroom/WC.

Externally, the property features a front low maintenance garden, while the rear offers a sizeable garden with access to the single garage and driveway.

Located on the modern development of Murphy Close, the property enjoys excellent access to schools, local amenities, and recreational facilities. Early viewing is highly recommended to fully appreciate this impressive home.











GROUND FLOOR

Hallway

Downstairs WC

Lounge

14'9" x 10'5" (4.5 x 3.2)

Kitchen

11'9" x 7'6" (3.6 x 2.3)

Downstairs WC

FIRST FLOOR

Landing

Bedroom

14'9" x 8'10" (4.5 x 2.7)

Bedroom

14'9" x 7'6" max (4.5 x 2.3 max)

Bathroom

7'6" x 5'2" (2.3 x 1.6)

Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 16 Mbps, Superfast 55 Mbps, Ultrafast 1,000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band B - Approx. £1,891 p.a

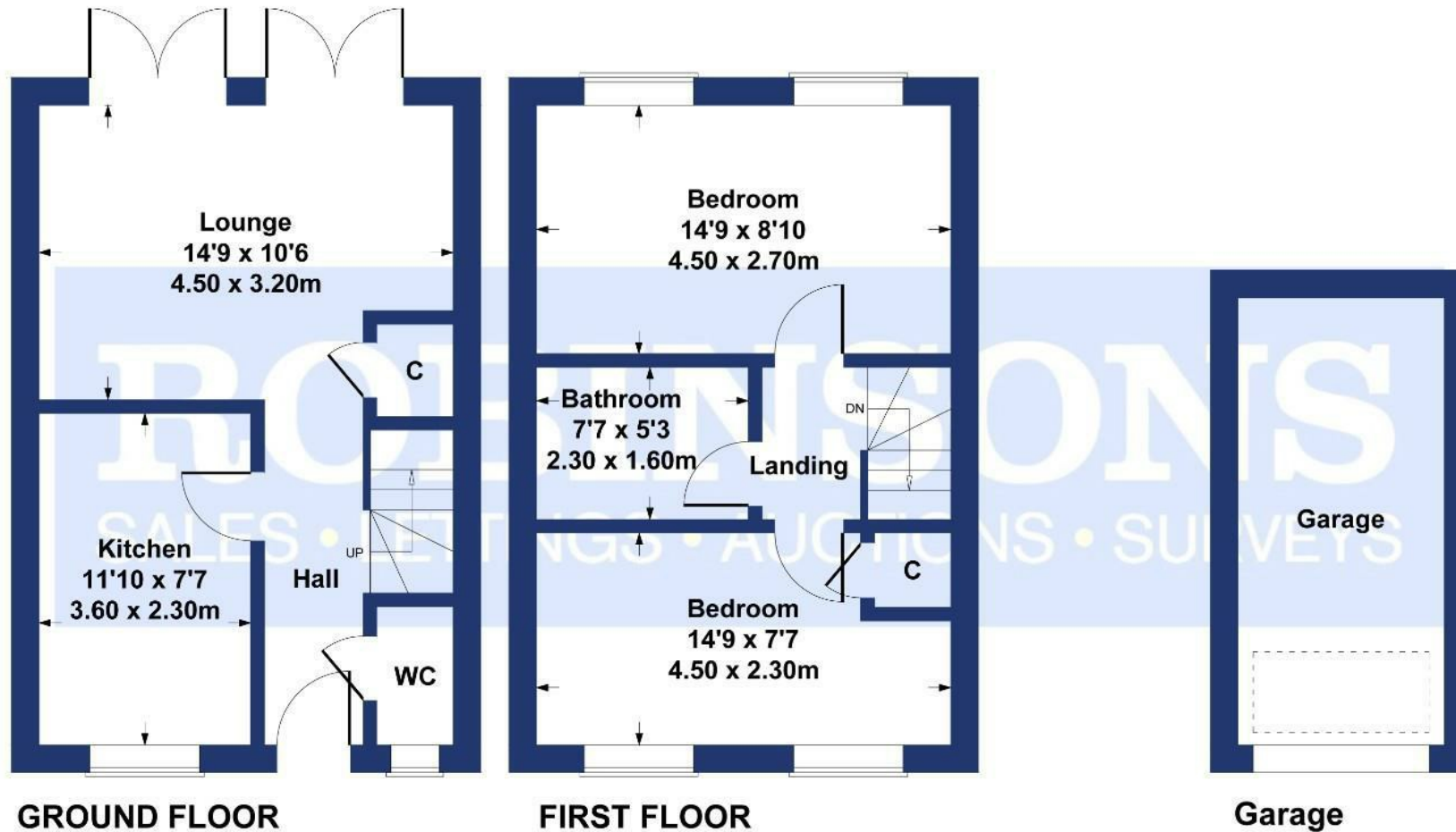
Energy Rating: TBC

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 & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.

Murphy Close

Approximate Gross Internal Area
721 sq ft - 67 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	



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.



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