



Church Hill, DL15 9DN  
2 Bed - House - End Terrace  
Offers Over £115,000

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS



## Church Hill , DL15 9DN

Located on Church Hill, Crook, within walking distance of the town centre is this charming mid-terrace cottage. With two well-proportioned bedrooms and a comfortable reception room, this property is perfect for a number of buyers who are looking for a beautifully presented property.

The cottage has been thoughtfully updated, featuring a new roof installed in 2025, ensuring peace of mind for years to come. The kitchen and bathroom have also been refurbished in recent years, providing a fresh and contemporary feel that complements the character of the home.

One of the standout features of this property is the lovely rear garden, offering a private outdoor space ideal for relaxation. The garden provides a wonderful opportunity to enjoy the outdoors, whether it be for gardening enthusiasts or simply for unwinding after a long day.

Conveniently located within walking distance to Crook town centre, residents will benefit from easy access to a variety of local amenities, including shops, cafes, and schools.

The internal accommodation comprises; spacious lounge with open fire and staircase to the first floor landing. Re-fitted kitchen with a range of wall, base and drawer units with solid oak working surfaces with inset sink unit, integrated hob and oven and space for other appliances and dining table.

To the first floor there are two well portioned bedrooms, the main having fitted wardrobe. To conclude the internal accommodation there is a well designed bathroom with four piece suite, including shower cubicle and bath.

In summary, this delightful cottage on Church Hill is a perfect blend of modern comforts and traditional charm, an internal viewing is highly recommended to fully appreciate this house. Please contact Robinsons to arrange an internal viewing.























#### Agents Note

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas central heating

EPC Rating: D

Council Tax Band: A

Annual Price: £1,701

Broadband

Basic

19 Mbps

Superfast

80 Mbps

Ultrafast

1800 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.



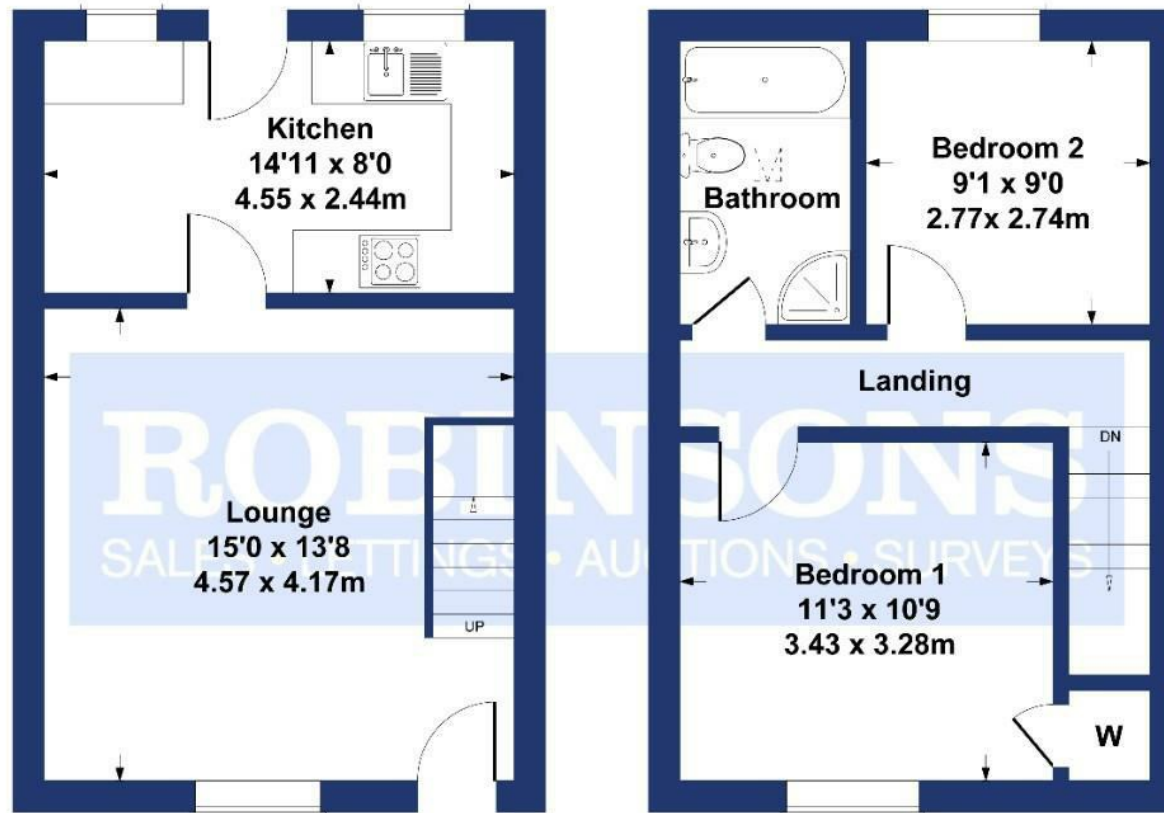






# Church Hill Crook

Approximate Gross Internal Area  
701 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. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>63</b>
(1-20) <b>G</b>		
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.





Royal Corner, Crook, County Durham, DL15 9UA  
Tel: 01388763477  
[info@robinsonscrook.co.uk](mailto:info@robinsonscrook.co.uk)  
[www.robinsonsestateagents.co.uk](http://www.robinsonsestateagents.co.uk)

