



Langdale Avenue, Crook, DL15 8PT
3 Bed - House
Offers Around £89,950

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* FRONT AND REAR GARDENS * CONSERVATORY * GAS CENTRAL HEATING AND UPVC DOUBLE GLAZED WINDOWS * VIEWING HIGHLY RECOMMENDED *

We have the pleasure of offering to the sales market this three bedroom mid terrace house which has a conservatory and front and rear gardens. The house is warmed by gas central heating and has UPVC double glazed windows.

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

To the first floor there are three bedrooms and a family bathroom.

Outside there are gardens to front and rear, the rear garden has a timber shed.

Langdale Avenue is located on a popular housing development in Crook and is conveniently positioned being close to the town centre, schooling and bus routes. Crook town centre has a wide range of shopping facilities, cafe's, bank, post office, doctors and dentists etc. Other neighbouring towns are close by including Bishop Auckland, Willington and Tow Law.

An internal viewing comes highly recommended, please contact Robinsons to arrange yours.

Agents Notes

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Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas central heating

Tenure: Freehold

EPC Rating: D

Durham Council Tax Band: A

Annual Price:

£1,469 (min)

Broadband

Basic

18 Mbps

Superfast

68 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.



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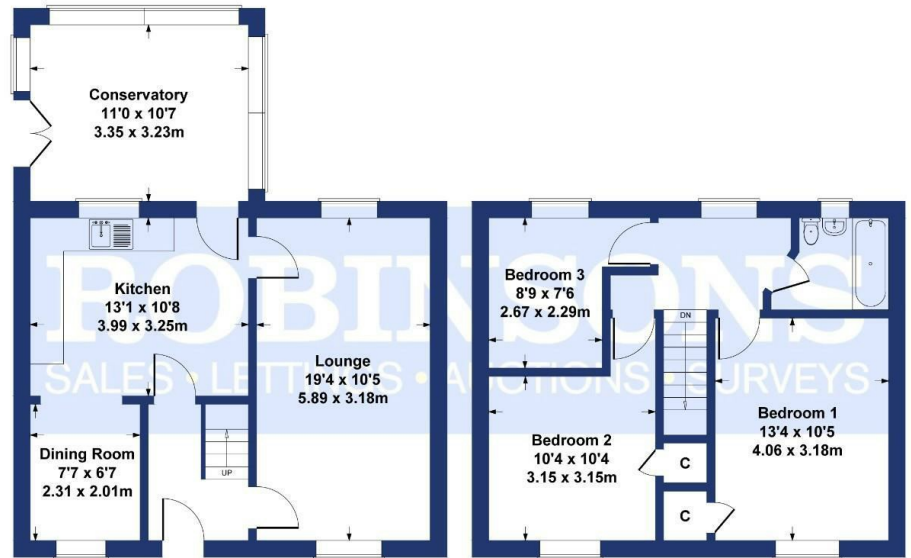
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Langdale Avenue Crook

Approximate Gross Internal Area
1080 sq ft - 100 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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
79	79		
<p>Very energy efficient - lower running costs</p> <p>105-91 A</p> <p>85-95 B</p> <p>65-85 C</p> <p>45-65 D</p> <p>25-45 E</p> <p>10-25 F</p> <p>1-10 G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>105-91 A</p> <p>85-95 B</p> <p>65-85 C</p> <p>45-65 D</p> <p>25-45 E</p> <p>10-25 F</p> <p>1-10 G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales EU Directive 2002/91/EC</p>		<p>England & Wales EU Directive 2002/91/EC</p>	

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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@robinsonsspennymoor.co.uk

SEDFIELD

3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonssedfield.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.



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

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