



**Dawson Street**

Crook DL15 8NH

**£70,000**







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# Dawson Street

Crook DL15 8NH



- Two Bedrooms
- EPC Grade D
- UPVC Double Glazed

- Lounge
- Ground Floor Bathroom
- Gas Central Heating

- Spacious Dining Kitchen
- Loft Storage Area
- Town Centre Location

Welcome to this charming terraced house located on Dawson Street in the delightful town of Crook. This property is perfect for first-time buyers looking for a cozy yet spacious home to call their own.

As you step inside, you are greeted by a welcoming reception room, ideal for entertaining guests or simply relaxing after a long day. The house boasts two lovely bedrooms, offering plenty of space for a small family.

The bathroom is well-appointed and provides a comfortable space for your daily routines. With a total of 1,163 sq ft, this house offers ample room for all your needs while still maintaining a sense of intimacy and warmth.

One of the standout features of this property is the loft storage area, providing a convenient space to store your belongings without cluttering the main living areas. This additional storage is a practical and valuable asset for any homeowner.

Situated in Crook, you'll find a range of amenities within easy reach, from local shops to charming cafes, making daily life convenient and enjoyable. Whether you're looking to take a leisurely stroll or grab a quick bite to eat, everything you need is just a stone's throw away.

Don't miss out on the opportunity to make this lovely house your new home. Contact us today to arrange a viewing and take the first step towards owning your own piece of paradise in Crook.

## Ground Floor

### Entrance

### Lounge

12'5" x 14'5" (3.796 x 4.395)

Located to the front elevation of the property having UPVC window, decorative fireplace, central heating radiator, dado rail and exposed floorboards.

### Inner Hallway

Stairs rise to the first floor.

## Dining Kitchen

14'2" x 12'1" (4.343 x 3.706)

Fitted with a range of white base and wall units, laminate work surfaces over, tiled splashbacks and sink unit with UPVC window above. Integrated dishwasher with ample space and plumbing for further free standing appliances as required. Central heating radiator.

## Rear Entrance

A UPVC door leads to the yard at the rear. Central heating radiator.

## Bathroom/WC

Fitted with a three piece suite comprising bath with shower head over, WC and wash hand basin, obscured UPVC window and central heating radiator.

## First Floor

### Landing

Stairs rise from the inner hallway, doors to the first floor accommodation and a staircase to the loft storage area.

## Bedroom One

14'2" x 12'7" (4.334 x 3.838)

Located to the front elevation of the property having UPVC window and central heating radiator.

## Bedroom Two

11'3" x 9'8" (3.451 x 2.949)

Located to the rear elevation of the property having UOVC window and central heating radiator.

## Second Floor

## Loft Storage

Having velux roof light and central heating radiator.

## Exterior

To the rear of the property is an enclosed yard area.

## Energy Performance Certificate

To view the full Energy Performance Certificate please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/6290-0573-0422-7401-3043>

EPC Grade D

## Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast broadband available. Highest download speed - 1000mbps.

Highest upload speed - 220mbps.

Mobile Signal/coverage: Coverage likely with EE, O2, Vodafone and Three.

Council Tax: Durham County Council, Band: A. Annual price: £1624.04 (Maximum 2025)

Energy Performance Certificate Grade D

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

Flood Risk: Low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

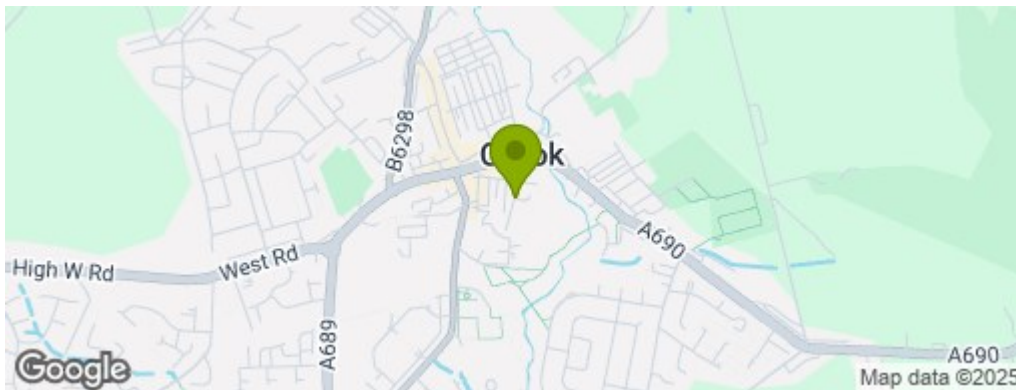
## Disclaimer

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Property Information

Council Tax Band A - Durham County Council  
Tenure - Freehold

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