



Heather Lane

Crook DL15 9TN

Offers Over £165,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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Heather Lane

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- Three Bedroom Detached
- EPC Grade C
- Off Road Parking

- Three Reception Rooms
- Gardens
- First floor Bathroom

- Kitchen
- Garage
- Gas Central Heating

A rare opportunity to purchase a three bedroom, three reception room detached property situated on the popular residential development of Heather Lane, having views to the front, gardens and garaging.

This property in brief comprises of entrance, lounge, dining room and sun room/conservatory with insulated roof, kitchen and to the first floor three bedrooms and family bathroom. Whilst externally there are enclosed gardens to front and rear with a garage and off road parking space nearby.

Ground Floor

Entrance

Accessed via a UPVC entrance door, stairs rise to the first floor, access to a cloak hanging cupboard, central heating radiator and wood effect laminate flooring.

Lounge

11'11" x 18'9" (3,641 x 5,730)

Located to the front elevation of the property having UPVC box bay window, central heating radiator and gas fire set in marble hearth and surround. Double opening doors lean into the dining room.

Dining Room

7'8" x 11'6" (2,356 x 3,530)

Having UPVC sliding patio doors into the sun room, central heating radiator and ample space for family dining table as required.

Sun Room

10'5" x 7'10" (3,189 x 2,403)

Having UPVC patio doors leading to the rear garden, central heating radiator and UPVC windows to two sides.

Kitchen

12'4" x 7'8" (3,765 x 2,355)

Fitted with a range of base and wall units with laminate work surfaces over and glitter classes splash backs, UPVC window overlooking the rear garden with stainless steel one and half bowl sink unit below. Ample space and plumbing for free standing appliances as required and UPVC door leading to the rear garden. Central heating radiator.

First Floor

Landing

Stairs rise from the entrance hall, UPVC window and access to the loft and an overtake storage cupboard. Central heating radiator.

Bedroom One

8'9" x 14'3" (2,681 x 4,357)

Located to the front elevation of the property having fitted two door sliding wardrobe, UPVC window and central heating radiator.

Bedroom Two

9'0" x 11'9" (2,768 x 3,585)

Lies to the rear elevation of the property having UPVC window and central heating radiator.

Bedroom Three

10'3" x 6'2" (3,147 x 1,895)

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

Bathroom

Fitted with a three piece suite comprising bath with shower head attachment over, WC and wash hand basin. Chrome heated towel rail and partial wall cladding. Obscured UPVC window.

Exterior

To the front of the property is an enclosed forecourt garden with mature shrubs.

To the rear is an enclosed garden area with raised flower borders and mature shrubs bounded by fencing. Hard standing for a shed and gated access to the rear.

Garage

There is a single garage having up and over door with a off road parking space to the side.

Energy Performance Certificate

To view the full energy performance certificate for this property please use the link below:

<https://find-energy-certificate.service.gov.uk/energy-certificate/9300-8267-0722-7294-3973?print=true>

EPC Grade C

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains (water meter)

Broadband: Superfast broadband available. Highest download speed 77mbps.

Highest upload speed - 20mbps.

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

Council Tax: Durham County Council, Band: C. Annual price: £2161. (Maximum 2024)

Energy Performance Certificate Grade C

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.

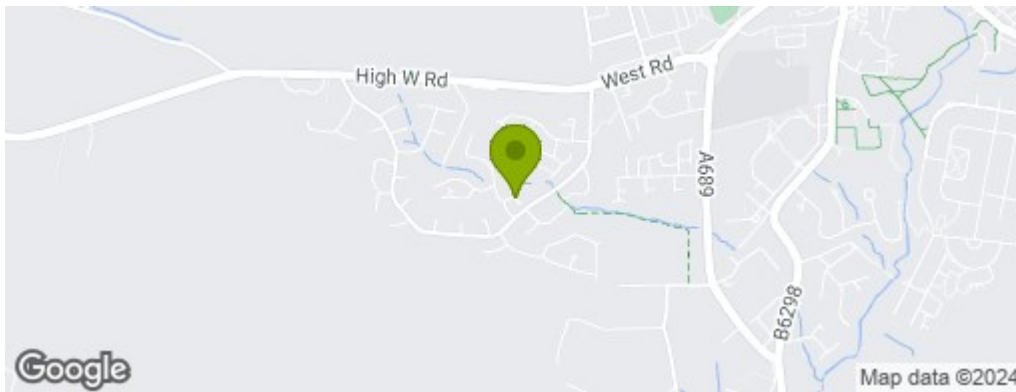
Flood Risk: High risk of surface water flooding. Very low risk of flooding from rivers and the sea

Disclaimer

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Property Information

Council Tax Band - C
Tenure - Freehold

01388 741174

5 South Street, Crook, DL15 8NE
crook@venturepropertiesuk.com