



Fern Valley

Crook DL15 9PZ

Offers Over £95,000







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# Fern Valley

Crook DL15 9PZ



- Two Bedroom End Terrace
- EPC Grade C
- First floor bathroom

- FREEHOLD has been purchased
- Allocated Parking Bay
- Town Location

- Gardens to front and rear
- Modern and contemporary decor
- Local Amenities close at hand

This lovely well presented two bedroom end terraced home is pleasantly located on this popular residential development and is not overlooked to the front or rear. With UPVC double glazing and Gas fired central heating. The accommodation includes lounge, lovely fitted kitchen with a range of white units, two bedrooms to the first floor and a bathroom/wc with a white suite. Externally there are low maintenance gardens to the front and rear. Situated close to the property there is a parking space. The owner has purchased the freehold.

## First Floor

### Entrance Porch

UPVC door leading into an entrance porch with wood effect laminate flooring and obscured glass window.

### Lounge

11'07" x 11'08" (3.53m x 3.56m)

A door leading from the entrance porch into the lounge area, UPVC window, two central heating radiators and stairs rise to the first floor. A further door leads into the kitchen.

### Kitchen Diner

11'02" x 11'07" (3.40m x 3.53m)

Fitted with an extensive range of white base and wall mounted storage units with black work surfaces over and brick effect tiled splash backs. A stainless steel sink unit and electric oven and hob with stainless steel extractor over. Ample space for free standing appliances including washing machine, refrigerator and freezer. Black tile effect lino flooring with UPVC door leading to the rear and window overlooking the garden.

## First Floor

### Bedroom One

8'06" x 11'09" (2.59m x 3.58m)

Located to the front of the property with UPVC window and central heating radiator. There is a useful over stair storage cupboard.

### Bedroom Two

10'09" x 6'07" (3.28m x 2.01m)

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

### Bathroom

Fitted with three piece white suite comprising sink, WC and bath with electric shower over. Fully tiled walls, obscured UPVC window and central heating radiator.

### Exterior

To the front of the property a concrete path leads to the entrance door, with a further lawned area bounded by fencing. To the rear of the property is a south facing garden which is part laid to lawn with a patio seating area and flower and shrub borders bounded by fencing.

There is an allocated parking bay included in the sale of this property.

### Agents Notes

The owner has purchased the FREEHOLD.

### Energy Performance Certificate

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

[https://alto-live.s3.amazonaws.com/mnB3bHQzUs-PaI5SUSZzMy5eQAc/CnZnJ3uMKX7wJ5EWHMJ5tGaeQCg/EPC/\(0\)/FaErhbfyFw.pdf](https://alto-live.s3.amazonaws.com/mnB3bHQzUs-PaI5SUSZzMy5eQAc/CnZnJ3uMKX7wJ5EWHMJ5tGaeQCg/EPC/(0)/FaErhbfyFw.pdf)

EPC Rating C

### Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast Available Highest available download

speed 58 Mbps Highest available upload speed 12 Mbps

Mobile Signal/coverage: Likely to be good with 02 and Vodaphone, we recommend you contact your provider for confirmation

Council Tax: Durham County Council, Band: A Annual price: £ 1,547.03 (Maximum 2024)

Energy Performance Certificate Grade D

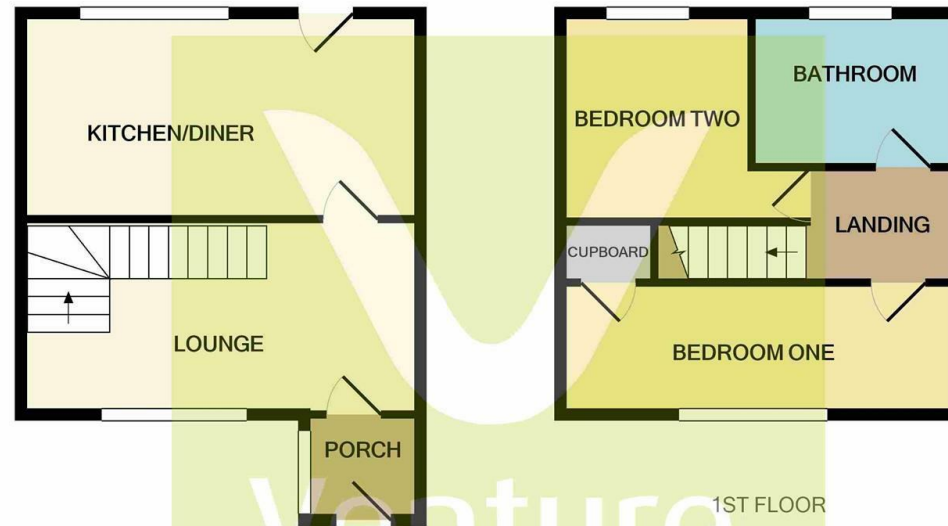
Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

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

### Disclaimer

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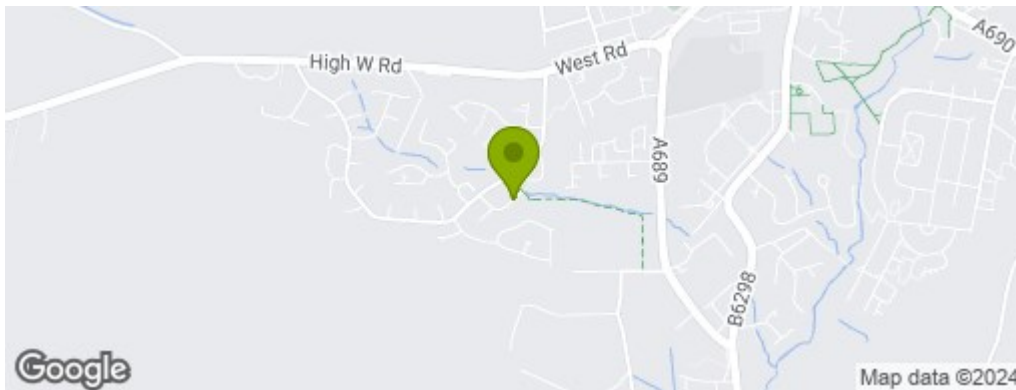




GROUND FLOOR

Venture  
PROPERTIES

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

01388 741174

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