

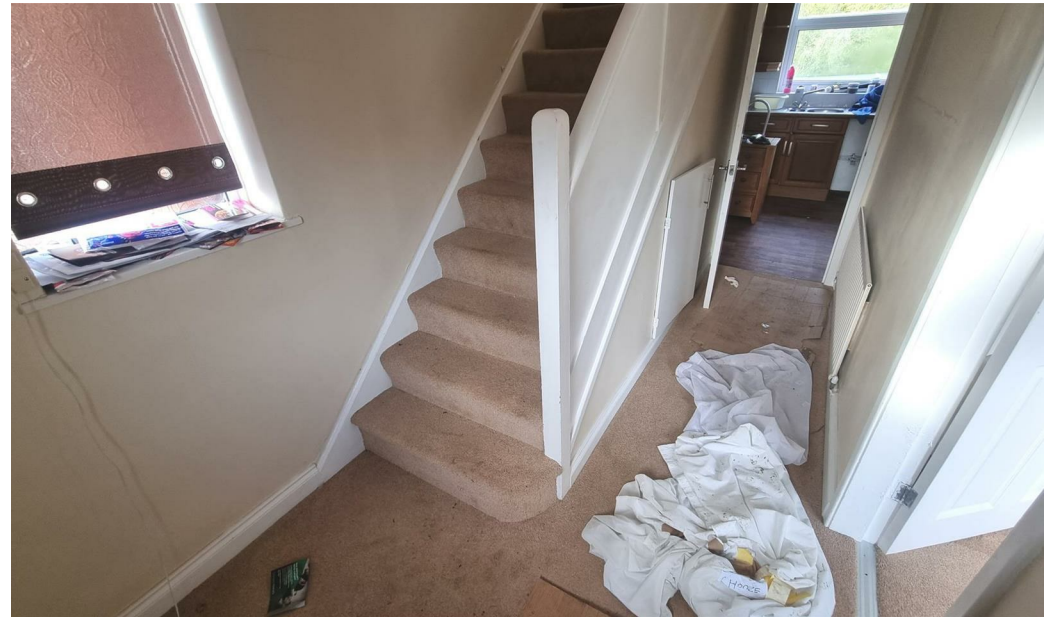


Grasmere Grove

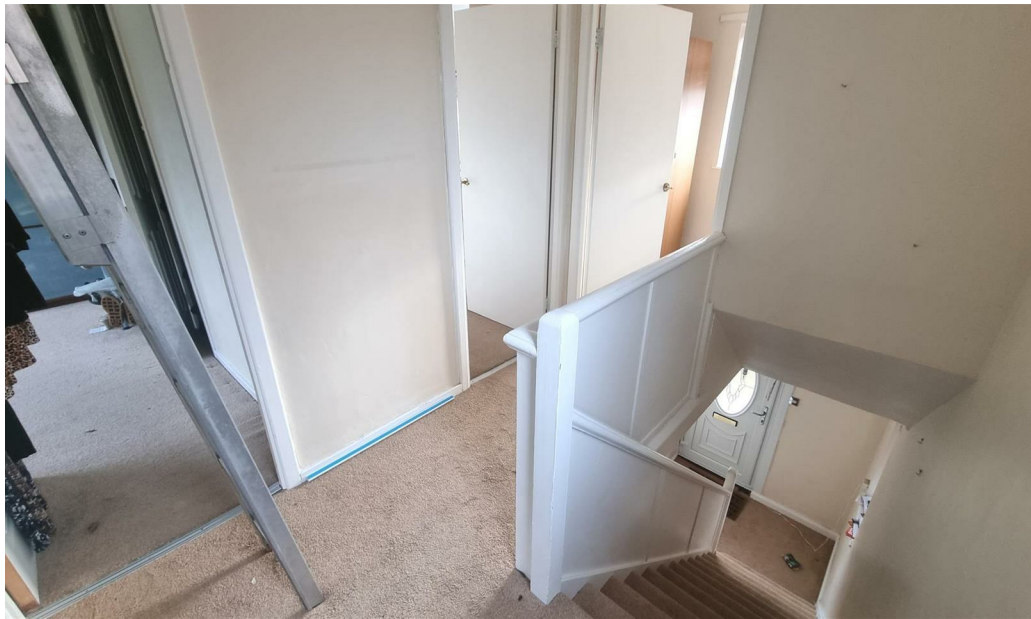
Crook DL15 8NX

Chain Free £100,000





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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Grasmere Grove

Crook DL15 8NX



- CHAIN FREE
- EPC Grade D
- Kitchen and Utility

- Three Bedrooms
- Gardens Front and Rear
- Gas Central Heating

- Semi Detached
- Lounge/Diner
- UPVC Double Glazed

Chain Free! A three bedroom semi detached property located in Crook. Crook has a range of amenities, schooling and recreational facilities. The property in brief comprises of entrance hall, lounge/diner, kitchen, utility, rear porch and to the first floor three bedrooms and family bathroom. Externally there is enclosed gardens front and rear.

Ground Floor

Entrance Hall

Accessed via a UPVC entrance door, stairs rise to the first floor, UPVC window, access to a useful under stair storage cupboard.

Lounge Diner

11'1" x 22'8" (3.387 x 6.928)

Having a lovely dual aspect with two UPVC windows with views over the front and rear of the property and central heating radiator.

Kitchen

12'2" x 8'11" (3.721 x 2.736)

Fitted with a range of base and wall mounted storage units with laminate work surfaces over and tiled splashbacks, ample space for free standing appliances as well as a small family dining table if required. UPVC window and door to the rear, access to a useful storage cupboard housing the gas central heating boiler, one and half bowl stainless steel sink unit and central heating radiator.

Rear Porch

2'11" x 6'0" (0.913 x 1.847)

Having UPVC patio doors leading to the rear garden and UPVC window to the side.

Utility

7'11" x 6'0" (2.429 x 1.850)

Having wooden door leading to the front of the property, this room is accessed off the kitchen and has a UPVC window and space and plumbing for a washing machine and tumble dryer as required.

First Floor

Landing

Stairs rise from the entrance hall and provide access to the first floor accommodation and the loft. UPVC window.

Bedroom One

12'6" x 13'5" (3.811 x 4.096)

Located to the front elevation of the property having UPVC window, central heating radiator and access to a storage cupboard.

Bedroom Two

9'1" x 12'6" (2.771 x 3.824)

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

Bedroom Three

8'0" x 8'11" (2.461 x 2.721)

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

Bathroom/WC

Fitted with a three piece suite comprising bath with electric shower over, WC and wash hand basin, Obscured UPVC window, partially tiled and central heating radiator.

Exterior

To the front of the property is an enclosed garden mainly laid to lawn with access to the front and side of the property. Whilst to the rear is an enclosed garden, with a decked seating area, artificial grass bounded by fencing.

Agents Note

It is our understanding that this property has a cellar.

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/0330-2669-5210-2807-1901>

EPC Grade D

Other General Information

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast broadband available. Highest available download speed - 9000mbps. Highest available upload speed - 2000mbps.

Mobile Signal/coverage: Coverage likely with EE, Vodafone, O2 and Three
Council Tax: Durham County Council, Band: A. Annual price: £1624.04 (Maximum 2025)

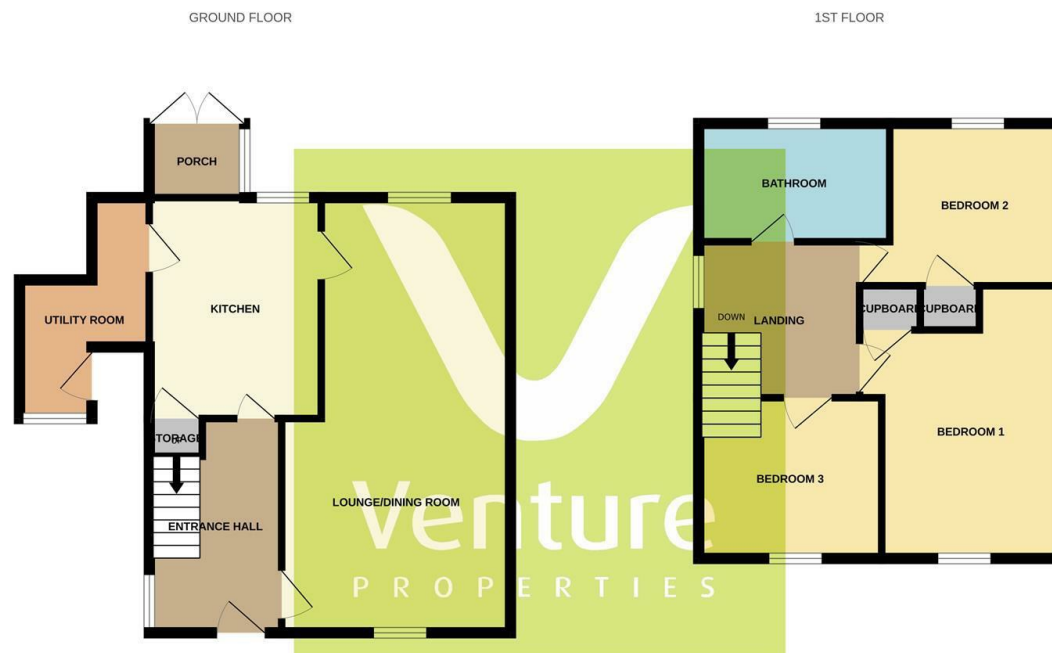
Energy Performance Certificate: Grade D

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.

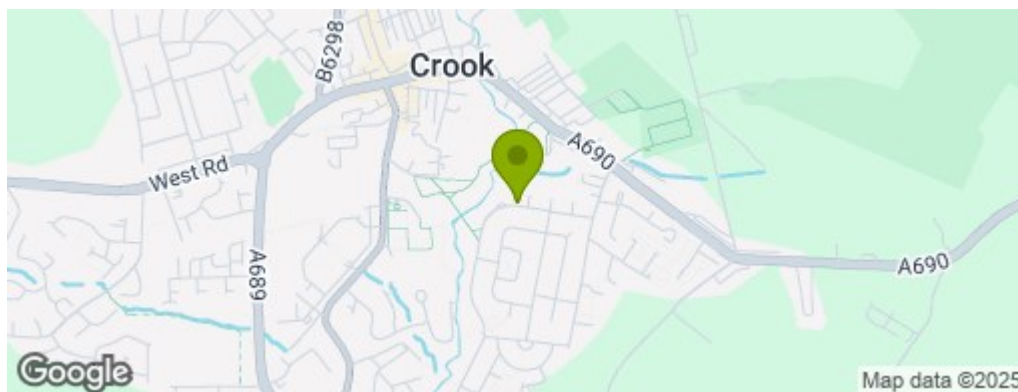
Flood Risk: Low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

The preceding details have been sourced from the seller, OntheMarket.com and other third parties. 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. Venture Properties (Crook) Limited cannot accept liability for any information provided.



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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