



**Satley Close**

Crook DL15 9PS

**£175,000**





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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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# Satley Close

## Crook DL15 9PS



- Must See
- EPC Grade D
- Ground Floor WC

- Three Bedroom Semi Detached
- Gas Central Heating
- Two Reception Areas

- Quiet Cul-De-Sac Location
- Kitchen plus Utility
- Garage

A lovely three bedroom semi detached property located in a popular residential cul-de-sac, rare to the market opportunity as these properties don't come up very often. The property in brief comprises of entrance porch, spacious and welcoming lounge/diner plus conservatory, kitchen and utility with ground floor WC, to the first floor three bedrooms and family bathroom whilst externally a lovely south facing enclosed garden, off road parking and a garage.

### Ground Floor

#### Entrance Porch

Accessed via a UPVC entrance door into a useful porch area with UPVC windows to three side, tiled flooring and door into the lounge.

#### Lounge Diner

18'4" x 13'6" plus 8'2" x 9'2" (5.595 x 4.121 plus 2.511 x 2.817)

A spacious warm and welcoming room, stairs rise to the first floor, useful under stair storage area, wood effect laminate flooring, UPVC bay window to the front and sliding patio doors to the rear. A lovely focal point to the room being a multi fuel stove set in a tiled hearth with brick feature wall behind. Two central heating radiators and ample space for both living and dining furniture.

#### Conservatory

6'1" x 9'1" (1.866 x 2.770)

Having UPVC windows to three sides.

#### Kitchen

8'5" x 9'11" (2.585 x 3.039)

Fitted with an extensive range of grey high gloss base units with wooden work surfaces over, integrated electric oven and gas hob with extraction fan, access to a useful pantry storage cupboard, ceramic one and half bowl sink unit and grey anthracite floor to ceiling radiator. UPVC window overlooking the rear garden and an opening with step down leads into the utility area.

#### Utility

5'8" x 12'2" (1.737 x 3.727)

Fitted with further grey high gloss units for additional storage, under counter space and plumbing for a washing machine with sink above. UPVC window and door leads to the rear garden. Grey anthracite floor to ceiling radiator.

### WC

Fitted with WC, wash hand basin with vanity storage below, wooden feature wall and obscured UPVC window.

### First Floor

#### Landing

Landing stairs rise from the lounge and provide access to the first floor accommodation and the loft. Ceiling spot lights and UPVC window.

#### Bedroom One

12'4" x 9'5" (3.781 x 2.877)

Located to the front elevation of the property having UPVC window, central heating radiator and fitted four door wardrobes.

#### Bedroom Two

9'6" x 10'1" (2.902 x 3.087)

Having UPVC window and central heating radiator.

#### Bedroom Three

8'1" x 8'7" (2.466 x 2.617)

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 and glass screen, WC and wash hand basin. Chrome heated towel rail, obscured UPVC window, ceiling spot lights and partial wall panelling.

### Garage

Having electric door, power and lighting.

### Exterior

To the front of the property is block paved driveway allowing off road parking and an area laid to lawn with gated access to the rear garden.

The south facing rear garden can be enjoyed all day round and is partially block paved with an area of artificial grass and raised decking. Blinded by fencing.

### 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/0340-2378-6310-2527-8005>

EPC Grade D

### Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast broadband is available (Highest available download speed 80 Mbps, Highest available upload speed 20 Mbps)

Mobile Signal/coverage: Limited, we would recommend you speak with your provider regarding signal coverage

Council Tax: Durham County Council, Band: B. Annual price: £1,804.87 (Maximum 2024)

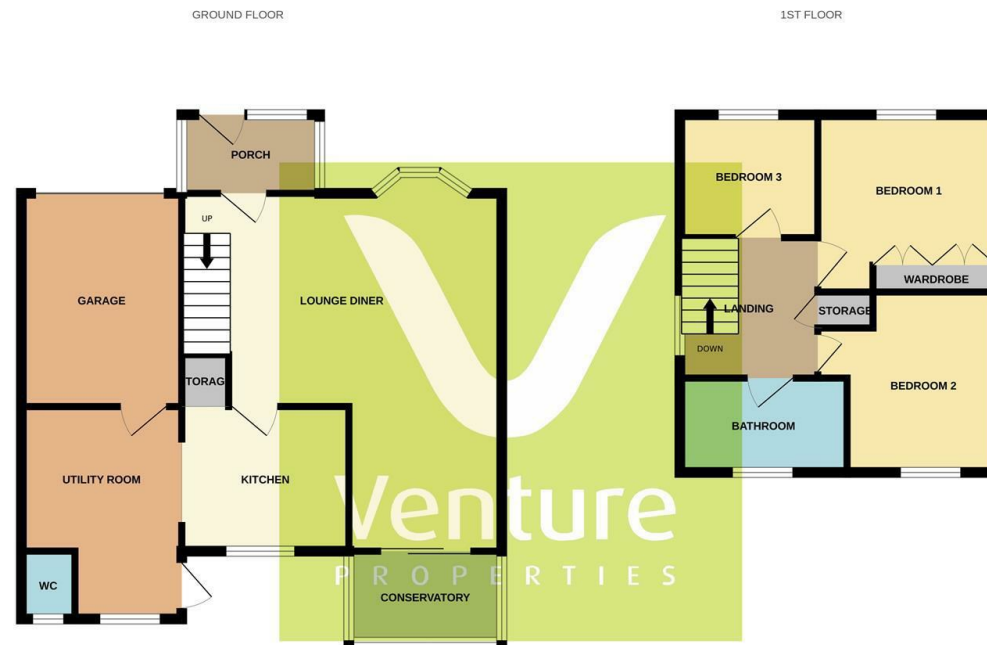
Energy Performance Certificate Grade D

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.

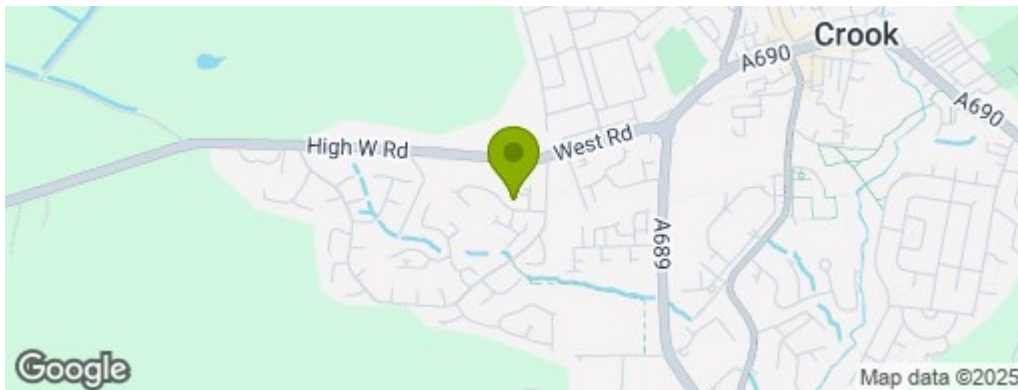
Flood Risk: very low risk of surface water flooding, very low risk of flooding from rivers and the sea

#### 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 B - Durham County Council  
Tenure - Freehold

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