



Beechburn Park

Crook DL15 8NA

Chain Free £230,000





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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Beechburn Park

Crook DL15 8NA



- Stunning Detached Bungalow
- EPC Grade D
- Shower Room

- Conservatory
- Garage
- Edge of Popular Estate

- Driveway For Up To 4 Cars
- Kitchen
- Cul De Sac Location

CHAIN FREE - A stunning DETACHED bungalow with modern and spotless interior. Situated on a corner plot in Beechburn Park, a highly sought after area of Crook. This immaculate home comprises of a spacious hallway, lounge, fitted kitchen, two double bedrooms, shower room and a good sized conservatory. As well as this there is a landscaped garden to the front of the property and enclosed GARDEN to rear. A block paved driveway provides OFF ROAD PARKING for up to four cars and there is a GARAGE with electric door, power and lighting.

VIEW NOW THIS PROPERTY WILL NOT BE AVAILABLE FOR LONG!

Ground Floor

Entrance Hallway

Accessed via a UPVC entrance door leading into the hallway of the property having a built in storage cupboard, central heating radiator and ceiling spot lighting. There is also access to the loft from here.

Lounge

11'9" x 18'11" (3.597 x 5.768)

Located to the front elevation of the property having a spacious and welcoming room having two UPVC double glazed windows one to front and the other to the side, tv point, two central heating radiators, fireplace with marble inset and hearth housing coal effect gas fire.

Kitchen

11'10" x 11'5" max (3.614 x 3.485 max)

The kitchen is fitted with a range of wall and base units, laminate work surfaces over and tiled splashbacks, integrated electric oven, gas hob, extractor hood and washing machine. A Stainless steel sink unit with mixer tap, and UPVC window above looking into the conservatory and garden beyond. There is laminate panelled ceiling with spot lighting, wood effect laminate flooring, UPVC double glazed window and French doors that open into the conservatory. Central heating radiator.

Conservatory

10'3" x 17'9" (3.142 x 5.429)

A lovely addition to this property creating a secondary reception room having two UPVC double glazed doors and windows to three sides, laminate flooring, TV point and a central heating radiator.

Bedroom One

14'11" x 10'0" (4.568 x 3.066)

Located to the rear elevation of the property having a UPVC double glazed window, fitted wardrobes to two walls with over bed storage, TV point and central heating radiator.

Bedroom Two

10'0" x 10'3" (3.065 x 3.125)

Located to the front elevation of the property having UPVC double glazed window, central heating radiator, fitted wardrobes to one wall, TV point and ceiling spot lighting.

Shower Room

Refitted shower room comprising of walk in double shower, WC and wash hand basin, [partially tiled, chrome heated towel rail, obscured UPVC window, ceiling spot lights and extraction fan.

Exterior

To the front of the property is a block paved driveway allowing off road parking for up to four vehicles, an area of lawn to the remainder of the front and the side and gated access to the enclosed rear garden which is laid with artificial grass for easy low maintenance. A personal door leads to the garage and a decked ramp into the conservatory.

Garage

9'0" x 17'11" (2.760 x 5.467)

Having an electric roller door, power and lighting.

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/2178-7015-7289-5358-9990>

EPC Grade D

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast broadband is available (Highest available download speed 1000 Mbps, Highest available upload speed 220 Mbps)

Mobile Signal/coverage: Likely with O2

Council Tax: Durham County Council, Band: C Annual price: £2,062.71 (Maximum 2024)

This property has been vacant for a number of months, additional council tax charges may be payable upon completion.

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

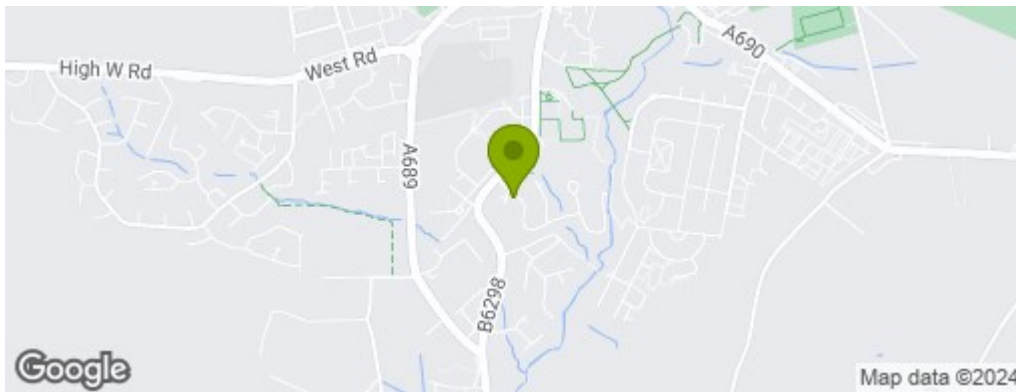
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GROUND FLOOR



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 misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The architect, planner and draughtsman have no liability and no guarantee as to their quality or efficiency can be given. Made with Metapic 02/23



Property Information

Durham County Council - Council Tax Band C
Tenure - Freehold

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