



Wooley Meadows

Stanley, Crook DL15 9UE

Offers Over £250,000





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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- CHAIN FREE, Four Bedroom Detached
- EPC Grade C
- Front & Rear Gardens, Garage & Driveway

- Large Corner Plot with Impressive Enclosed South East Garden
- Two Reception Rooms
- Gas Central Heating and UPVC Double Glazed

- Ground Floor WC, First Floor Bathroom and Master En Suite
- Kitchen Diner plus Utility
- Ideal Family Home, Cul-De-Sac Location

CHAIN FREE, MUST SEE, IDEAL FAMILY HOME.

ONGOING REFURBISHMENT including new carpets, new blinds, fully redecorated throughout, upgraded bathroom and en-suite and works to the rear garden.

Occupying the largest plot on the development, a four Bedroom Detached Property located in the heart of Wooley Meadows, a popular residential estate appealing to a variety of purchasers, located in Stanley Crook, rural yet conveniently situated for the commuter with good road links to Durham, Darlington and the A1(M). Stanley Crook is a short drive into Crook Town Centre which has a fantastic range of amenities, schooling and recreational facilities. Stanley Crook has a brilliant primary school and also a short walk in The Green at Billy Row which is a lovely welcoming public house with a glowing reputation for food.

This property in brief comprises of entrance Hall, Lounge, Family Room/Dining Room plus Kitchen Diner, utility and ground floor WC. Whilst to the first floor Four good sized bedrooms the master having EN SUITE plus family bathroom. This property sits on an exceptional plot with in the estate and has OFF ROAD PARKING, A GARAGE and an area of lawn with a paved path to the front door, the extremely impressive South West ENCLOSED GARDEN can be used all day long and is mainly laid to lawn with a patio seating area. There is gated access at either side.

You really must view this lovely property today to save disappointment.

Ground Floor

Entrance Hallway

Access into a spacious and welcoming hallway, porcelain tiled flooring, central heating radiator and stairs rise to the first floor.

Lounge

10'9" x 15'8" (3.279 x 4.789)

Located to the front elevation of the property having a UPVC bay window, central heating radiator and electric wall mounted fire.

Study/Family Room

12'0" x 11'0" (3.667 x 3.356)

Also located to the front elevation of the property having UPVC bay window and central heating radiator. Ample space for family dining table as required or this room can be versatile and used however suited.

Kitchen/Dining Room

20'6" x 9'9" (6.264 x 2.972)

A bright and spacious room having UPVC window and UPVC patio doors leading to the rear garden. The kitchen area is fitted with a range of dark wood effect work surfaces with laminate work surfaces

over, one and half bowl stainless steel sink unit, integrated electric oven and hob with extractor over plus further space for free standing appliances as required.

The dining area allows family dining table or living furniture however required and a central heating radiator.

The porcelain tiled flooring continues from the entrance hall.

Utility Room

5'3" x 7'2" (1.609 x 2.193)

Having further base unit with under counter space and plumbing for a washing machine and tumble dryer, sink unit, door leads to the rear garden and a central heating radiator.

Cloakroom/WC

Fitted with WC, floating wash hand basin, central heating radiator and obscured UPVC window.

First Floor

Landing

Stairs rise from the entrance hall and provide access to the first floor living accommodation, loft and a useful storage cupboard. A UPVC window allows natural light to flood this space.

Bedroom One

11'11" x 12'1" max (3.642 x 3.699 max)

Located to the rear elevation of the property having a UPVC window with far reaching countryside views and a central heating radiator.

En Suite

Fitted with a three piece suite comprising of a newly fitted shower cubicle with a mains waterfall shower, WC, wash hand basin, central heating radiator, LVT flooring, extraction fan and obscured UPVC window.

Bedroom Two

8'5" x 14'1" (2.575 x 4.309)

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

Bedroom Three

10'4" x 9'3" (3.169 x 2.840)

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

Bedroom Four

7'9" x 8'4" (2.375 x 2.565)

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

Bathroom/WC

Fitted with a three piece suite comprising of a bath with a newly fitted mains waterfall shower, Shower screen, WC and wash hand basin, tiled splash backs, tiled flooring, obscured UPVC window and central heating radiator. Extraction fan.

Exterior

Immediately to the front of the of the property there is an open plan lawned garden with driveway providing car parking for two vehicles leading to a garage with up and over door. Whilst to the rear there is a further garden which is lawned with flower and shrub borders bounded by fencing with a patio seating area and external lighting.

Garage

Having up and over door.

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/8494-4342-1939-2427-1043>

EPC Grade C

Agents Notes

In accordance with the Estate Agency Act 1979 we advise potential purchasers that this client is an employee of Venture Properties (Crook) Ltd.

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: Limited, we recommend that you speak with your service provider regarding signal coverage

Council Tax: Durham County Council, Band: D Annual price: £2,320.54 (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 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.

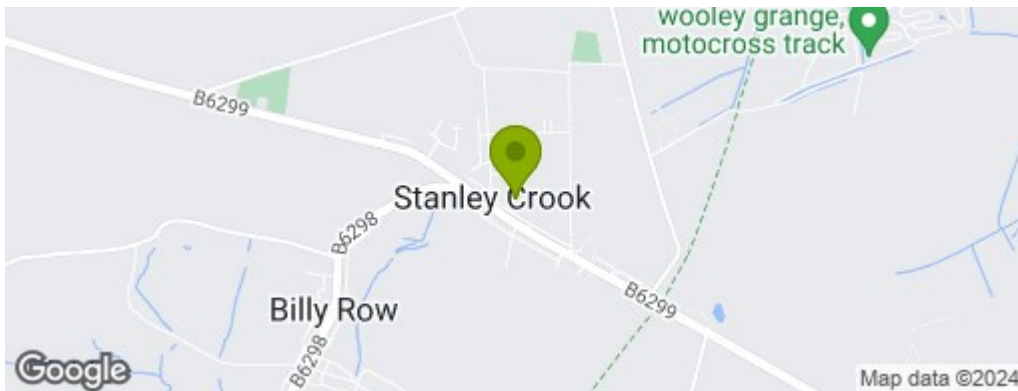
Flood Risk: very low risk of surface water flooding, very low risk of flooding from rivers and the sea

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

Durham County Council - Council Tax Band D
Tenure -

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