



**Hamsterley Drive**

Crook DL15 9PT

**Chain Free £85,000**





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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# Hamsterley Drive

Crook DL15 9PT



- Two bedroom Mid Link
- EPC Grade D
- Front Garden

- CHAIN FREE
- Lounge/Diner
- First Floor Bathroom

- Popular Location
- Gas Central Heating
- Call To Book Your Viewing Today !!!

Offered for sale CHAIN FREE, this lovely TWO BEDROOM mid link property. Pleasantly located on this popular residential development and not overlooked to the front or rear. There are GARDENS to the front and rear as well as ALLOCATED GARAGE SPACE. With UPVC double glazing and Gas central heating via combi boiler. This property would make a perfect home for a first time buyer. The accommodation includes entrance porch, good sized lounge/dining kitchen, two good sized bedrooms and a bathroom/wc. We strongly recommend a personal inspection to avoid disappointment

## GROUND FLOOR

### Front Porch

Via uPVC double glazed door.

### Lounge/Dining Room

19'8" x 11'8" (6.003 x 3.575)

With uPVC double glazed picture window to the front elevation, two double central heating radiators, tv point, telephone point, open plan staircase to the first floor and under stairs cupboard.

### Kitchen

11'7" x 8'2" (3.547 x 2.511)

Fitted with a range of White wall and base units, laminated working surfaces over, inset one and a half bowl sink unit, mixer taps over, UPVC double glazed

window, freestanding electric oven and hob, extractor hood over, plumbing and space for washing machine and wall mounted gas boiler.

## FIRST FLOOR

### Landing

Balustrade and loft access, the loft has an electric supply

### Bedroom One

11'2" x 9'3" (3.424 x 2.831)

UPVC double glazed window to the rear elevation, fitted wardrobes and central heating radiator.

### Bedroom Two

11'2" x 9'9" (3.410 x 2.997)

Having uPVC double glazed window, fitted wardrobes and central heating radiator.

### Bathroom/WC

Fitted with a white suite including panelled bath having electric shower over, wc, pedestal wash hand basin, tiling to half height and heated towel rail.

### Externally

There are gardens to the front and rear, as well as an allocated garage plot.

### Energy Performance Certificate

To view the Energy Performance Certificate for this property, please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0350-2264-3210-2392-7035>

EPC Grade D

### Other General Information

Tenure: Freehold

Gas and Electricity: Mains (card and key meter)

Sewerage and water: Mains

Broadband: Superfast Available Highest available download speed 80 Mbps Highest available upload speed 20 Mbps

Mobile Signal/coverage: Good

Council Tax: Durham County Council, Band: A Annual price: £1547.03 (Maximum 2024)

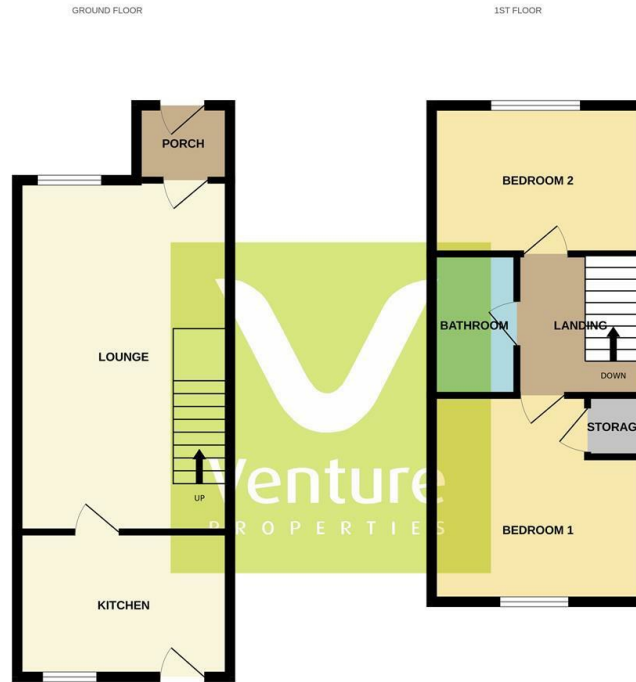
Energy Performance Certificate Grade D

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.

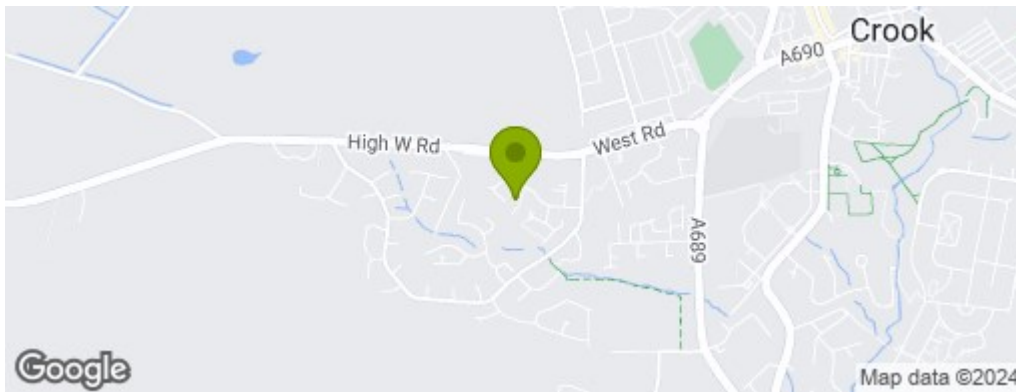
Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea

### 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 misstatement. This plan is for illustrative purposes only and should be used as such by only prospective purchasers. The services, systems and appliances shown here are shown inside and no guarantee as to their quantity or efficiency can be given. Made with Mapbox (2022)



## Property Information

Council Tax Band A - Durham County Council  
Tenure - Freehold

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