

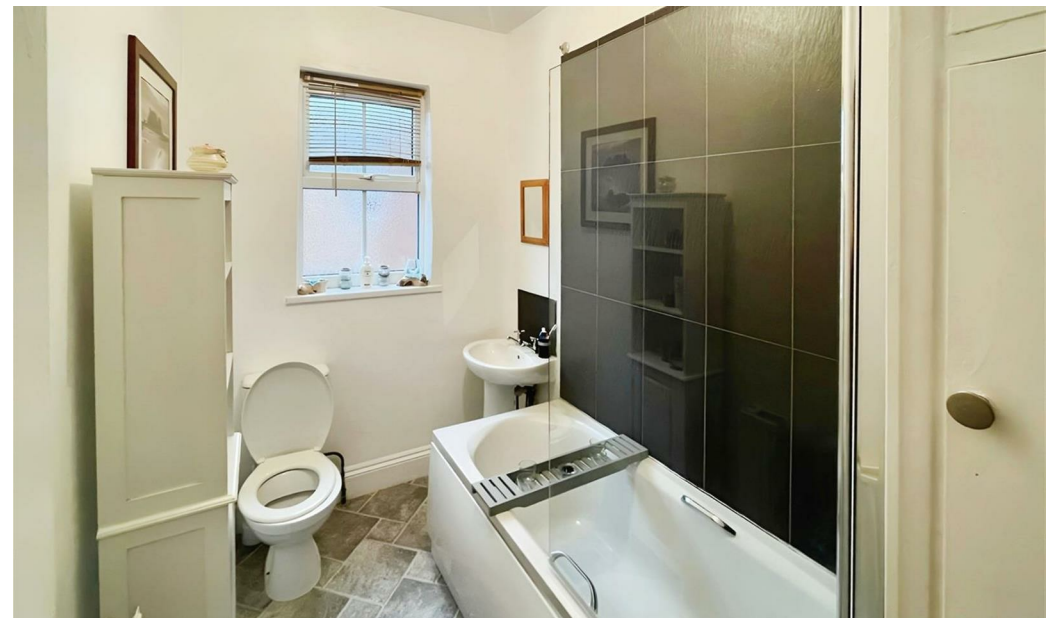


## George Terrace

Crook DL15 9DJ

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



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# George Terrace

Crook DL15 9DJ



- Two Bedroom Mid Terrace
- EPC Grade C
- First Floor Bathroom

- Lovely Garden to The Front
- CHAIN FREE
- Two Reception Rooms

- Good Sized Fitted Kitchen
- Gas Central Heating
- Viewing Essential call to book your viewing today!!

\*\*\*CHAIN FREE\*\*\*TWO RECEPTION ROOMS\*\*\*LOVELY FRONT GARDEN\*\*\*

Situated on this popular street within Crooks town centre a is this well presented, two bedroom mid terraced home. The property is chain free and enjoys a lengthy front garden. Brief details comprise of: Entrance lobby, Lounge, Dining Room and Fitted Kitchen. To the first floor are Two Bedrooms and a bathroom. Immediately to the rear of the property there is an enclosed yard whilst to the front there is a garden mainly laid to lawn

## Ground Floor

### Entrance Hallway

### Lounge

11'11" x 11'02" (3.63 x 3.40)

Having a uPVC double glazed window, central heating radiator and cornice to ceiling.

### Dining Room

15'02" x 12'07" (4.62 x 3.84)

With uPVC double glazed window, double central heating radiator, ceiling rose to ceiling and cast fireplace.

### Kitchen

15'01" x 7'07" (4.60 x 2.31)

With wall and base units, laminated working surfaces over, inset single drainer sink unit and mixer taps over, tiled splash backs, UPVC double glazed window, integral appliances including electric oven and hob and extractor hood over, plumbing and space for washing machine, UPVC double glazed rear entrance door

## First Floor

### Landing

### Bedroom 1

12'02" x 11'03" (3.71 x 3.43)

With uPVC double glazed window, central heating radiator and over stairs cupboard housing wall mounted boiler .

### Bedroom 2

12'07" x 9'05" (3.84 x 2.87)

UPVC double glazed window and central heating radiator.

### Bathroom/wc

With a white suite including panelled bath, hand shower over, wc, pedestal wash hand basin, tiled splash backs, opaque UPVC double glazed window, storage cupboard and central heating radiator.

### Exterior

Immediately to the rear of the property there is an enclosed yard whilst to the front there is a garden mainly laid to lawn

## Energy Performance Certificate

To view the full Energy Performance Certificate please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2400-4630-0122-7302-3243>

EPC Grade C

## Other General Information

## Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast broadband available. Highest download speed - 1000mbps. Highest Upload Speed 220mbps.

Mobile Signal/coverage: Coverage likely with EE, Vodaphone, O2 and Three.

Council Tax: Durham County Council, Band: A Annual price: £1621 (Maximum 2024)

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.

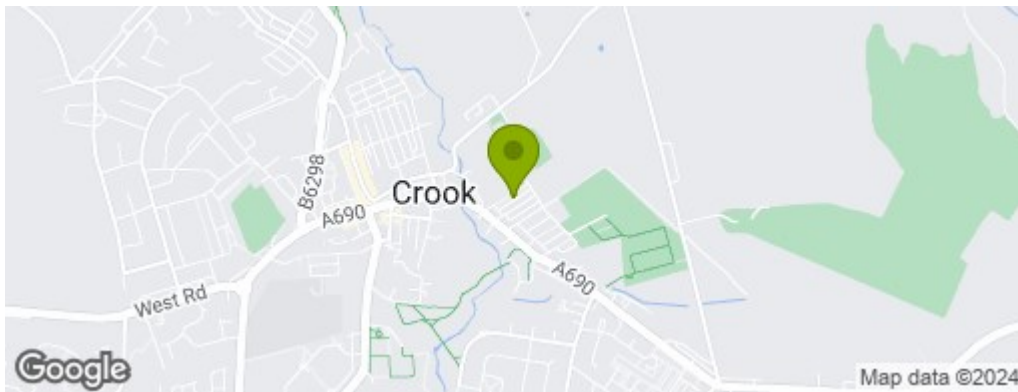
Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

## Disclaimer

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 for any prospective purchase. The services, facilities and appliances shown here are not tested and no guarantee as to their operability or efficiency can be given. Made with Veluxplan ©2024



## Property Information

Durham County Council - Council Tax Band A  
Tenure - Freehold

**01388 741174**

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