



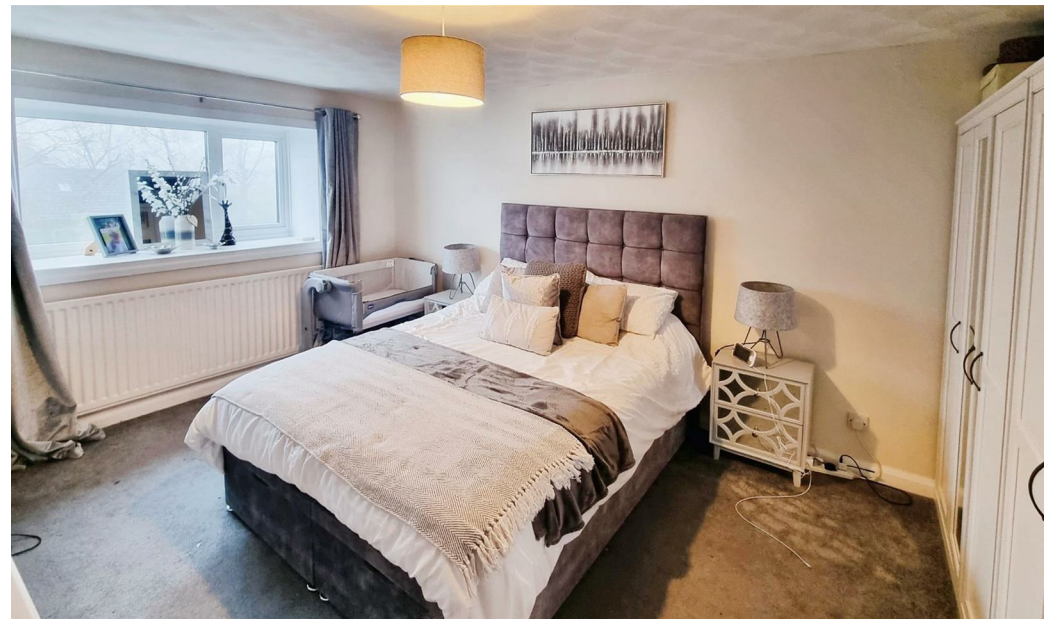
**West Road**

Crook DL15 9PW

**Chain Free £140,000**







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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# West Road

Crook DL15 9PW



- Detached Three Bedroom Property
- Epc Grade C
- Gas Central Heating

- Kitchen plus Lounge/Diner
- Close to Local Amenities
- Spacious Family Home

- Garage and Off Road Parking
- UPVC Double Glazed Throughout
- Walking Distance To Town Center

A good sized THREE BEDROOM LINK DETACHED property in a TOWN CENTRE location

The property briefly comprises of a good sized KITCHEN, large LOUNGE/DINER, THREE DOUBLE bedrooms, family BATHROOM, GARAGE and DRIVEWAY.

Viewings are essential on this well maintained property which is available immediately, situated in the heart of Crook within easy reach of local shops, SCHOOLS, amenities and good COMMUTER location.

## GROUND FLOOR

### Entrance Porch

UPVC door with lino flooring and further UPVC door into the lounge.

### Lounge & Dining Room

26'00 x 20'03 (7.92m x 6.17m)

This spacious L-shaped room has ample space for both lounge and dining furniture, having a dual aspect with two UPVC windows, laminate flooring, tv aerial and three central heating radiator, stairs rise to the first floor and UPVC door into the entrance porch.

### Kitchen

12'03 x 9'08 (3.73m x 2.95m)

Fitted with a range of base and wall mounted storage units, black work surfaces and contrasting brown brick effect tiles, electric oven and hob with extractor over, integral fridge and space and plumbing for an in unit washing machine, one and half bowl stainless sink unit and mixer tap, white glitter floor tiles, UPVC window and UPVC door to the side. There is access to an under stair storage cupboard.

## FIRST FLOOR

### Landing

Stairs rise from the lounge, UPVC window allowing natural light, access to the boiler and storage cupboard, white ballastrade and access to the loft.

### Bedroom One

14'10 x 10'10 (4.52m x 3.30m)

Lies to the front of the property a spacious double bedroom with UPVC window and central heating radiator.

### Bedroom Two

10'02 x 10'11 (3.10m x 3.33m)

Lies to the rear of the property with UPVC window, tv aerial and radiator.

### Bedroom Three

11'09 x 9'03 (3.58m x 2.82m)

Situated at the front of the property, UPVC window, central heating radiator.

### Bathroom

Four piece white suite comprising panelled bath, WC, wash hand basin and separate glass shower cubicle, fully tiled in black and white with decorative border, chrome heated towel rail, two UPVC windows and spot lights to the ceiling.

### Externally

To the front of the property a wrought iron gated entrance leads to a UPVC entrance porch, laid with gravel and bounded by trees and fencing which continues to the side of the property. At the rear there's is a further enclosed outdoor area.

A block paved driveway allowing off road parking in front of the garage.

A good size garage with up and over door, power and lighting.

## Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/0564-2866-7814-9501-7305>

EPC Grade C

## Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

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

Mobile Signal/coverage: Good

Council Tax: Durham County Council, Band: C. Annual price: £2059 (Maximum 2024)

Energy Performance Certificate Grade C

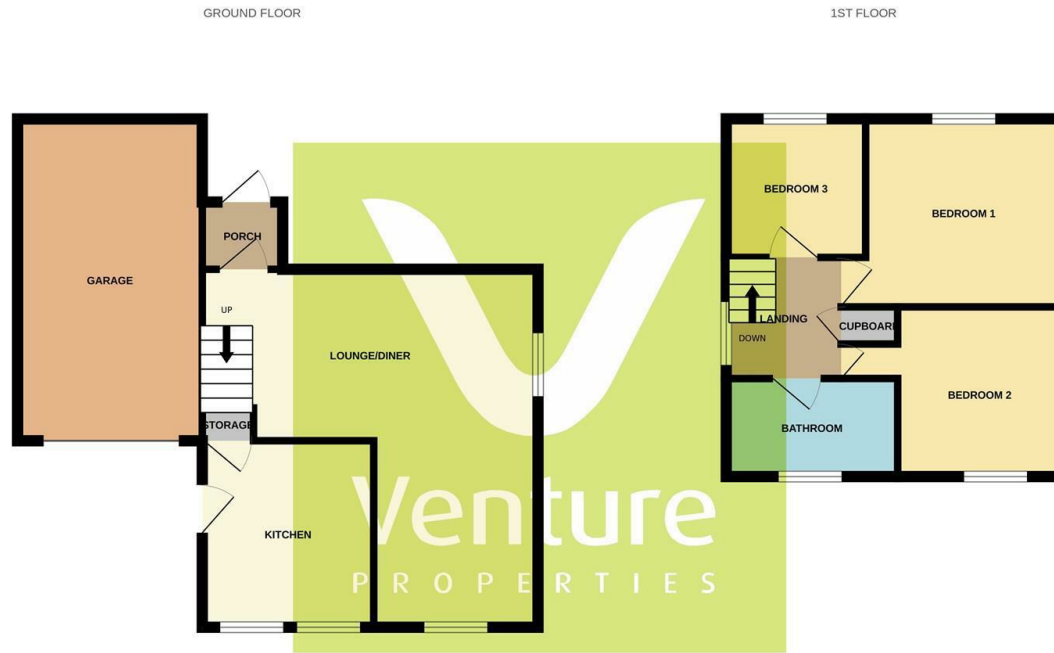
Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

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

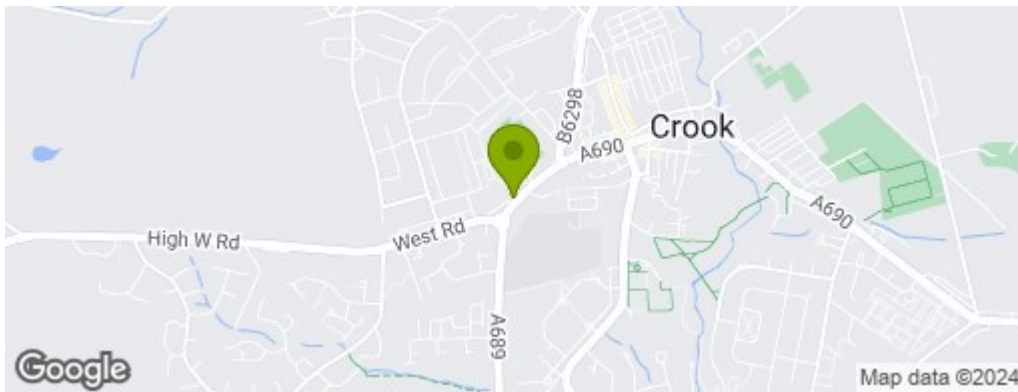
## Disclaimer

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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 C  
Tenure - Freehold

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