



Clemitson Way

Crook DL15 9GQ

£195,000





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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Clemitson Way

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- Four Bedroom Town House
- EPC Grade C
- Rear Garden

- Set Over Three Floors
- En Suite & Dressing Area
- Close To Town Centre

- Ground Floor WC
- Garage
- Modern Bathroom Suite

An extremely well presented four bedroom terraced town house with gas central heating via a boiler fitted in 2021 and double glazing. Offered for sale in excellent decorative order with modern fitted bathroom and en-suite, this property is pleasantly situated and located within walking distance of all town centre amenities. The accommodation offers entrance hallway, cloakroom/WC, extensively fitted kitchen/dining room, good sized lounge, whilst to the first floor there are three bedrooms and a family bathroom/WC, whilst on the second there is a lovely master bedroom with dressing room and en suite. Viewing is absolutely essential to fully appreciate the accommodation on offer.

GROUND FLOOR

Hallway

Via front Entrance door, central heating radiator, laminate flooring, storage cupboard and open plan staircase to first floor.

Ground Floor WC

With a white WC, wash hand basin, tiled splash backs, central heating radiator and opaque uPVC double glazed window.

Kitchen/Dining Room

17'06 x 8'04 (5.33m x 2.54m)

Extensively fitted with a range of white and black wall and base units with coordinating laminate work surfaces over, inset one and a half bowl sink unit with mixer taps, tiled splash backs, integral appliances electric double oven, gas hob and extractor hood over, plumbing and space for washing machine, plumbing for dishwasher, spot lighting, boiler, central heating radiator, integrated fridge freezer, space for dining table as required.

Lounge

15'07 x 11'10 (4.75m x 3.61m)

With uPVC double glazed French doors and side panels, built in media unit, laminate flooring, central heating radiator.

FIRST FLOOR

Landing

Spindle balustrade and open plan staircase to second floor

Bedroom Two

15'06 x 12'02 (4.72m x 3.71m)

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

Shower Room

Modern shower room comprising of walk in double shower, sink and WC built into a vanity storage cabinet, chrome heated towel rail, ceiling spot lights and fully tiled.

Bedroom Three

10'01 x 8'08 (3.07m x 2.64m)

With uPVC double glazed window and central heating radiator.

Bedroom Four

7'00 x 6'05 (2.13m x 1.96m)

Having central heating radiator and uPVC double glazed window.

SECOND FLOOR

Bedroom One

13'06 x 12'03 (4.11m x 3.73m)

A lovely good sized bedroom with UPVC double glazed window, eaves storage, central heating radiator

En Suite & Dressing Area

The dressing area is fitted with fitted wardrobes to one wall, VELUX roof light and a door leads into the en suite.

The recently refitted en suite comprises of shower cubicle, wash hand basin and WC set on a vanity storage unit, tiled and Velux roof light. Chrome heated towel rail.

Externally

To the front of the property there is a gravelled area, whilst to the rear there is a lovely enclosed garden mainly laid to lawn with patio area. Situated close to the property there is a garage with up and over door

Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/3909-8039-0002-1899-0792>

EPC Grade C

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

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

Mobile Signal/coverage: Likely with O2 and Vodafone

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

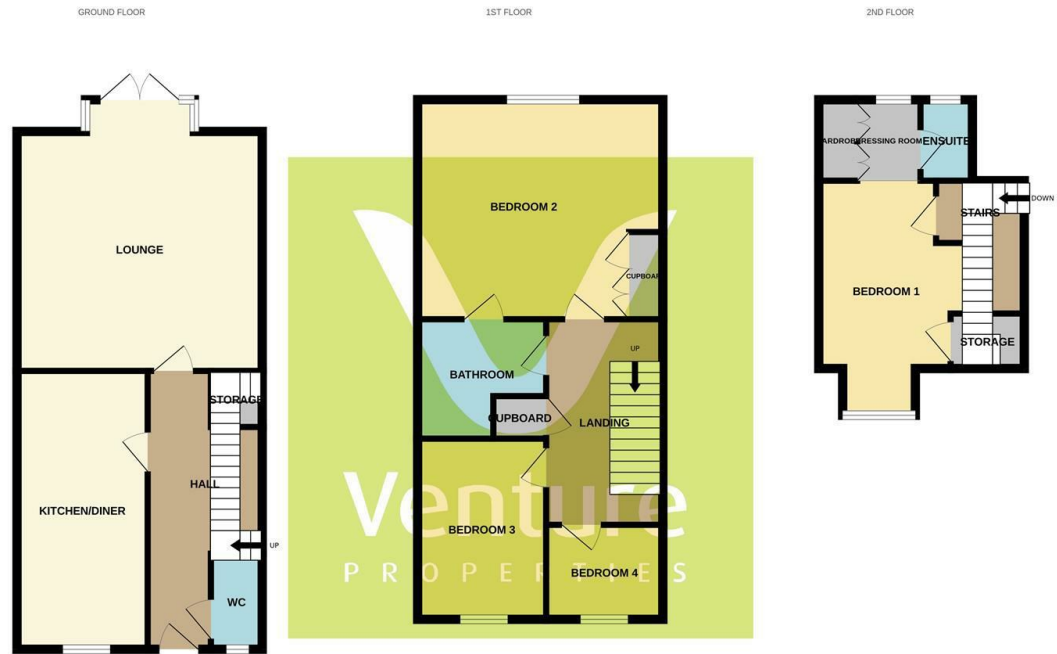
Energy Performance Certificate Grade C

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.

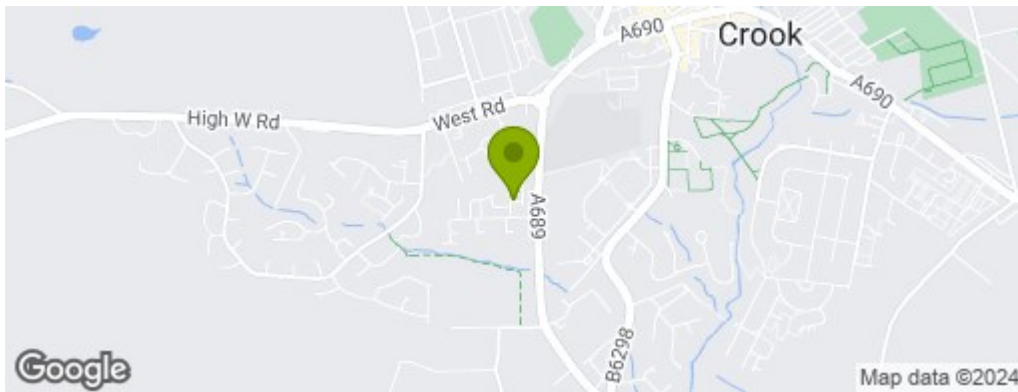
Flood Risk: Low risk of surface water flooding, Very low risk of flooding from rivers and the sea

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

Council Tax Band C - Durham County Council
 Tenure - Freehold

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