



## Deerness Heights

Stanley, Crook DL15 9TJ

£190,000





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.



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.

# Deerness Heights

Stanley, Crook DL15 9TJ



- Three Bedroom Detached Home
- Epc Grade C
- Rear Enclosed Garden

- Cul De Sac Village Location
- Utility Room
- Garage & Driveway

- Kitchen/Diner
- En Suite Shower Room
- Lovely Family Home

Nestling in the picturesque Wear Valley and only ten miles to the south west of the historic city of Durham this development appeals to a wide range of clients who are looking to purchase a home within the STANLEY CROOK area of Durham. This THREE BEDROOM DETACHED HOME offers a great choice to any potential purchaser wanting to live in this lovely area of Stanley Crook, Co Durham. Briefly the accommodation comprises of: Entrance Hallway, Ground Floor Cloaks WC, Lounge to front and Kitchen/Diner to the rear as well as a Utility Room. To the first floor are three bedrooms one of which has an en suite shower room, along with a separate family bathroom. Externally to the rear is an enclosed garden laid to lawn. Whilst to the front is an open plan lawned garden area and a driveway leading to a single garage.

## GROUND FLOOR

### Entrance Hallway

Via uPVC double glazed entrance door, laminate wood flooring, central heating radiator and stairs rising to first floor.

### Lounge

12'10" x 12'4" (3,935 x 3,765)

With uPVC window to front and central heating radiator.

### Ground Floor WC

Fitted with a wash hand basin, wc and central heating radiator.

### Kitchen/Diner

18'0" x 9'3" (5,492 x 2,839)

Fitted with a range of walnut style wall and base units having contrasting work surfaces over, integrated appliances to include electric oven and gas hob with extractor over and dishwasher, there is space for fridge freezer, one and a half bowl sink unit with mixer tap, laminate flooring, tiled splash backs, central heating radiator, ample space for dining table as requires and double glazed patio doors to rear garden.

### Utility Room

Fitted with kitchen base units and work surface over, stainless steel sink unit, plumbing for washing machine, laminate flooring and wall mounted gas boiler.

## FIRST FLOOR

### Landing

Having a good sized storage cupboard.

### Bedroom One

11'10" x 10'8" (3,625 x 3,275)

With central heating radiator and uPVC double glazed window to front.

### En Suite Shower Room

Fitted with a corner shower unit, wc, wash hand basin and central heating radiator.

### Bedroom Two

9'6" x 9'6" (2,912 x 2,900)

With uPVC double glazed window and central heating radiator.

### Bedroom Three

9'08 x 8'03 (2,95m x 2,51m)

With uPVC double glazed window and central heating radiator.

### Bathroom

Fitted with a white suite having panelled bath, wc, wash hand basin and central heating radiator.

### Externally

Externally to the rear is an enclosed garden plaid to lawn. Whilst to the front is an open plan lawned garden area and a driveway leading to a single garage.

## 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/8134-9122-6300-0419-5226>

EPC Grade C

## Other General Information

## Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains (water meter)

Broadband: Ultrafast broadband available. Up to 1000mbps download speed. Up to 220mbps upload speed.

Mobile Signal/coverage: Mobile coverage likely to be good with EE, O2 and Vodafone.

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.

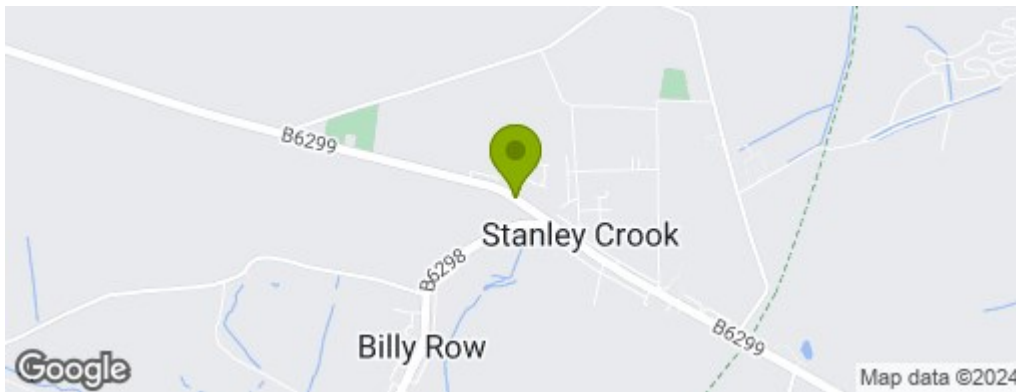
Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

## 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 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.  
Made with Metropix ©2024



## Property Information

Council Tax Band C - Durham County Council  
Tenure - Freehold

**01388 741174**

5 South Street, Crook, DL15 8NE  
crook@venturepropertiesuk.com