



West End Villas

Crook DL15 9PG

Chain Free £75,000





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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West End Villas

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- CHAIN FREE
- EPC Grade D
- Three Bedrooms

- MUST SEE
- UPVC Double Glazed and Gas Central Heating
- First Floor Bathroom

- Ideal Family Home, First Time Buyer or Investment Opportunity
- Two Reception Rooms
- Gardens and Parking

CHAIN FREE, An ideal project, first time buyer or family home. This property has been loved for many years and is in need of modernisation, in brief comprising of entrance, kitchen, lounge, dining room, hallway and to the first floor three bedrooms and bathroom. Externally there is OFF ROAD PARKING and an ENCLOSED GARDEN.

Ground Floor

Entrance Hall

Accessed via a UPVC entrance door, stairs rise to the first floor, central heating radiator and access to an under stair cupboard. Ample coats hanging space if required.

Lounge

12'0" x 12'11" (3.665 x 3.942)

Having UPVC bay window, electric fire with neutral surround and double opening doors into the dining room.

Dining Room

12'11" x 15'5" (3.961 x 4.713)

Having UPVC window, central heating radiator and electric fire with neutral surround.

Kitchen

6'5" x 11'1" (1.979 x 3.392)

Fitted with wooden effect base units and done wall units, laminate work surfaces over and tiled splash backs. Stainless steel sink unit with ample space for further free standing appliances. UPVC window and central heating radiator.

Porch

Accessed via a UPVC entrance door. Access to a useful storage cupboard.

WC

Having WC and obscured UPVC window.

First Floor

Landing

Stairs rise from the hallway and provide access to the first floor accommodation, useful storage cupboard, UPVC window and access to the loft.

Bedroom One

13'10" x 13'3" (4.241 x 4.052)

Located to the rear elevation of the property having UPVC window, central heating radiator and double fitted wardrobe housing the gas central heating boiler.

The boiler was installed in 2020.

Bedroom Two

11'2" x 9'10" (3.405 x 3.009)

Located to the front elevation of the property having UPVC window and central heating radiator.

Bedroom Three

9'8" x 7'10" max (2.948 x 2.394 max)

Located to the front elevation of the property having UPVC window and central heating radiator.

Bathroom

Fitted with a three piece suite comprising bath with handheld shower head attachment over, WC and wash hand basin. Obscured UPVC window and central heating radiator.

Exterior

To the front of the property is an enclosed garden with path to the front door, an area of lawn and area of gravel for easy low maintenance. To the rear of the property is an area of lawn and concrete driveway.

Currently not utilised as off road parking as there are no double opening gates however there is a dropped curb so could easily be changed to create an off road parking area.

Energy Performance Certificate

To view the full energy performance certificate for this property please use the link

below:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0600-4011-0522-2393-3743>

EPC Grade D

Additional Property Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultra full fibre broadband available (Highest available download speed 1000 Mbps, Highest available upload speed 220 Mbps)

Mobile Signal/coverage: Likely to be good with EE, Three, O2, Vodafone

Council Tax: Durham County Council, Band: A Annual price: £1589.41 (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.

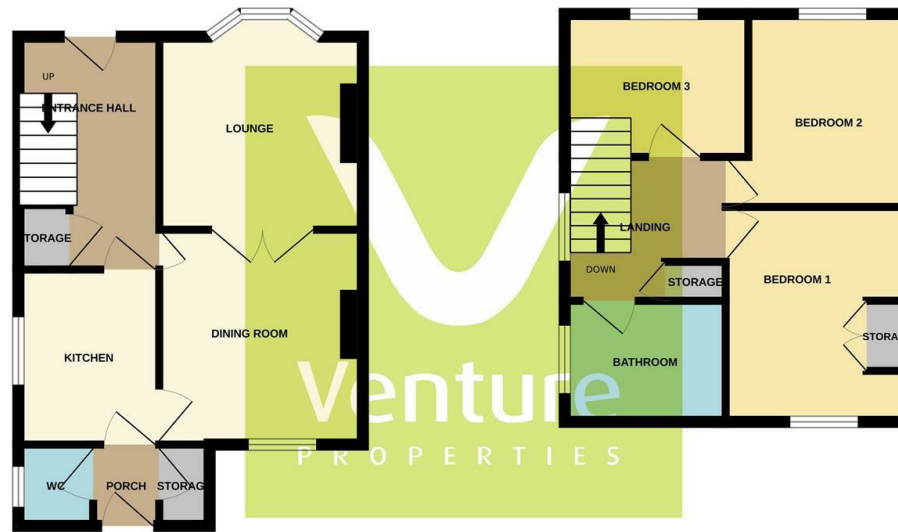
Flood Risk: Very low risk of flooding from rivers and the sea, high risk of surface water flooding

Disclaimer

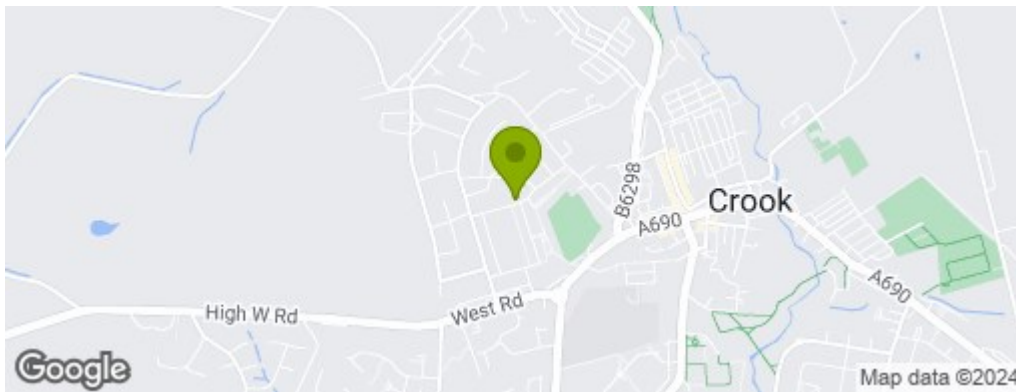
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GROUND FLOOR

1ST FLOOR



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 A
Tenure - Freehold

01388 741174

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