



Deerness Heights

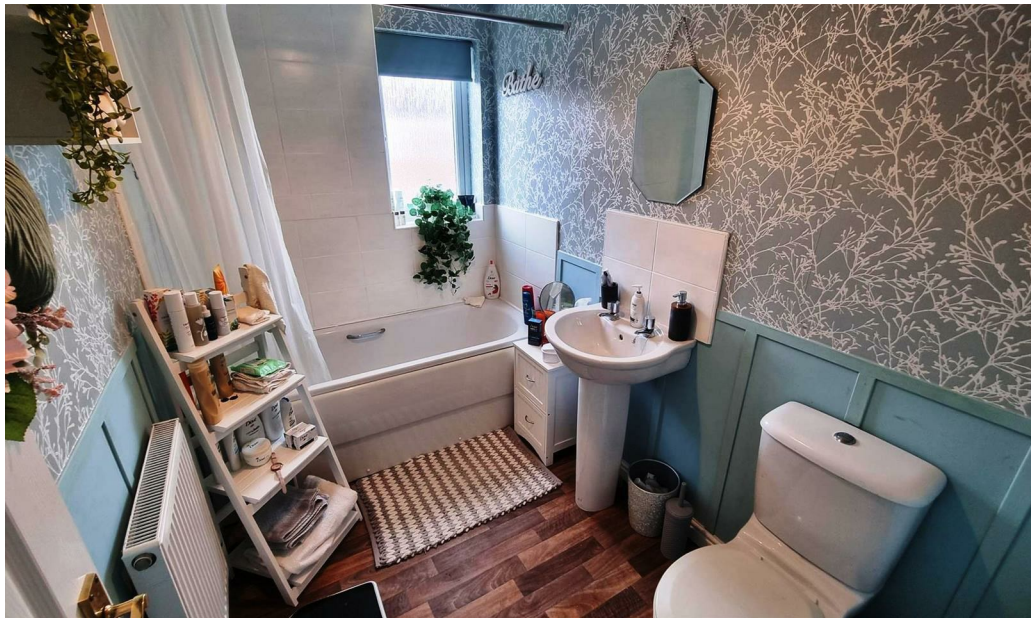
Stanley, Crook DL15 9TJ

Offers In The Region Of £164,950





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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Deerness Heights

Stanley, Crook DL15 9TJ



- Three Bedroom Semi Detached
- EPC Grade C
- Ground Floor WC

- Driveway to Front
- Orangery
- Two Reception Rooms

- Rear Garden
- En Suite Shower Room
- Beautifully Presented

A must see, a three bedroom semi detached home which has been converted by the owners via a garage conversion creating a second reception room and a fantastic orangery to the rear. Beautifully presented we are sure upon viewing the property you will be impressed. The brief layout comprises of: entrance lobby, dining room opening into the kitchen/ breakfast room, additional reception room, orangery and ground floor WC. To the first floor are three good sized bedrooms the master having en-suite shower room and a separate family bathroom. Externally to the front is a driveway allowing for off road parking and open plan front garden. Whilst to the rear is a further enclosed landscaped garden. Call us today to view.

GROUND FLOOR

Entrance Hallway

With double central heating radiator and uPVC double glazed entrance door.

Lounge/Dining Room

16'06 x 10'03 (5.03m x 3.12m)

Having laminate wood flooring, solid oak fitted doors and uPVC double glazed window to front with fitted blinds.

Second Reception

16'05 x 7'08 (5.00m x 2.34m)

Having feature fireplace housing electric fire, double central heating radiator, uPVC double glazed window to front with fitted window blinds.

Kitchen/Breakfast room

18'09 x 8'02 (5.72m x 2.49m)

Fitted with a range of wall and base units having contrasting work surfaces over, integrated electric oven and gas hob having extractor chimney over, space for dishwasher, space for fridge freezer, plumbing for washing machine, double sink unit with mixer tap, attractive tiled splash backs, laminate wood flooring, wall mounted gas boiler, there is also a breakfast bar area with seating.

Orangery

12'03 x 9'04 (3.73m x 2.84m)

Having uPVC double glazed french doors having fitted blinds leading out to garden, laminate wood flooring and central heating radiator.

Inner Hallway

Having double central heating radiator and stairs leading to first floor.

Ground floor WC

Fitted with a white suite having WC, wash hand basin, double central heating radiator and vinyl flooring.

FIRST FLOOR

Landing

With airing cupboard.

Bedroom One

13'11 x 9'07 (4.24m x 2.92m)

Having two uPVC double glazed windows to front and double central heating radiator.

En Suite Shower Room

Fitted with a white suite having double shower cubicle having electric shower over, wash hand basin, WC, tiled splash backs, central heating radiator and uPVC double glazed window to front with roller blind.

Bedroom Two

11'03 x 8'09 (3.43m x 2.67m)

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

Bedroom Three

9'10 x 8'06 (3.00m x 2.59m)

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

Bathroom

Fitted with a white suite having panelled bath with shower over, WC, wash hand basin and double central heating radiator

Exterior

Externally to the front is a driveway allowing for off road parking and open plan front garden.

Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/0350-2128-4340-2194-6705>

EPC Grade C

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: £2161 (Maximum 2024)

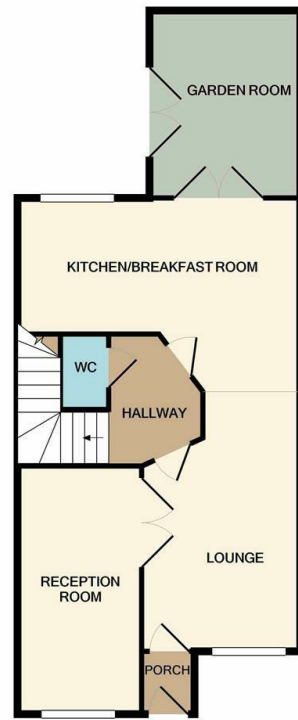
Energy Performance Certificate Grade TBC

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.

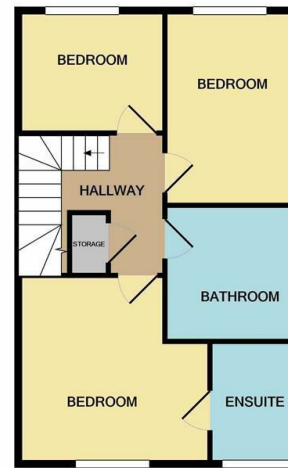
Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

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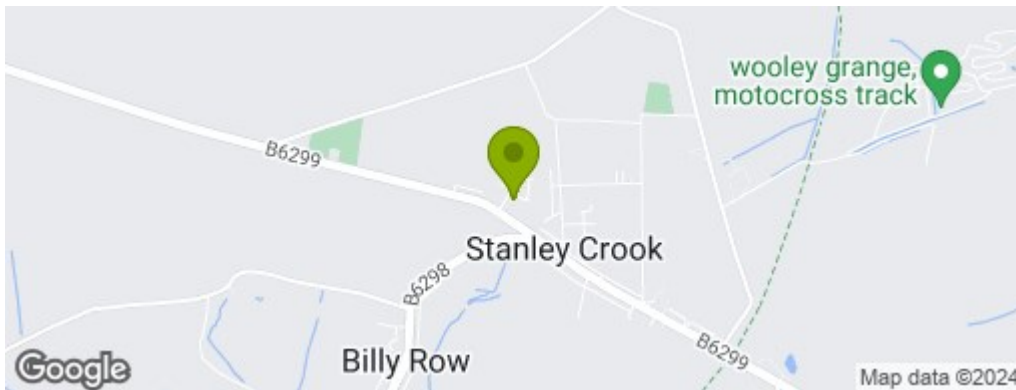


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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