



## West View

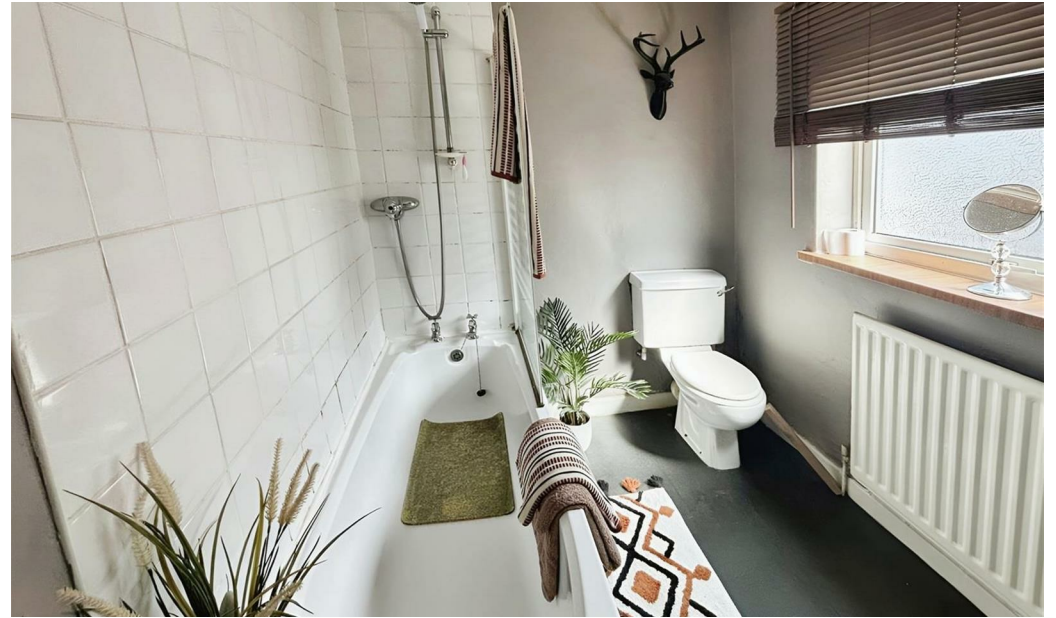
Crook DL15 9EY

Offers Over £80,000





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 View

Crook DL15 9EY



- CHAIN FREE
- EPC Grade D
- Town Centre Location

- Two Bedroom Mid Terraced Home
- Yard to Rear
- Call To View Today !!!!

- Kitchen at The Rear
- Gas Central heating

CHAIN FREE, A lovely TWO BEDROOM, TWO RECEPTION ROOM, terraced property located just on the outskirts of Crook which has a range of amenities.

This property would make an ideal investment opportunity, first time buyer or family home. In brief comprising entrance, inner hallway, dining room, lounge, kitchen and rear entrance whilst to the first floor two bedrooms and family bathroom. Externally there is an ENCLOSED YARD.

## Ground Floor

### Entrance Porch

Accessed via a UPVC entrance door leading small vestibule.

### Inner Hallway

Stairs rise to the first floor, central heating radiator and opening into the dining room.

### Dining Room

15'1" x 11'10" (4.616 x 3.621)

Having UPVC window, access to an under stair cupboard, central heating radiator and opening into the lounge.

### Lounge

11'7" x 11'3" (3.532 x 3.442)

Located to the front elevation of the property having UPVC window, decorative fireplace and surround and a central heating radiator.

### Kitchen plus rear porch

16'3" x 6'2" (kitchen only) (4.978 x 1.903 (kitchen only))

Fitted with base and wall units with laminate work surfaces over

and tiled splash backs. Two UPVC windows, sink and ample space for free standing appliances as required. The Rear entrance has further undercounter space and storage with UPVC door to the rear.

## First Floor

### Landing

Stairs rise from the inner hallway and provide access to the first floor accommodation and the loft.

### Bedroom One

11'7" x 14'9" (3.554 x 4.501)

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

### Bedroom Two

12'2" x 9'0" (3.716 x 2.761)

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

### Bathroom

Fitted with a three piece suite comprising bath with shower head over and glass screen, WC and wash hand basin., Central heating radiator, obscured UPVC window and the gas central heating boiler can be found here.

### Exterior

To the front of the property steps lead to the front door with a slate fore court whilst to the rear there is an enclosed yard with gated access to the lane at the rear.

## 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/8700-4673-0822-4300-3543>

EPC Grade D

## Additional Property Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultra Full Fibre Broadband - up to 1800 mpbs download speed. 120 mpbs upload speed.

Mobile Signal/coverage: Likely with EE, O2, Three, Vodafone  
Council Tax: Durham County Council, Band: A Annual price: £1547.03 (Maximum 2024)

Energy Performance Certificate Grade

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.

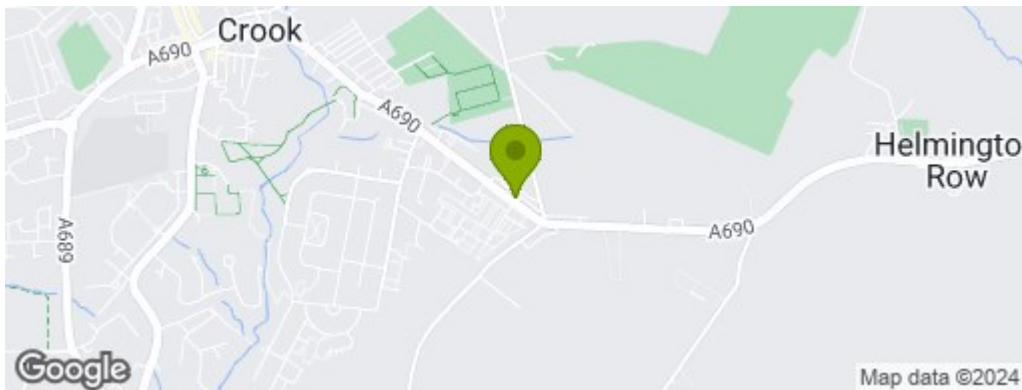
Flood Risk: Flood Zone One. Very low risk of flooding from rivers and the sea, high risk of surface water flooding

## 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.



While 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 errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, contents and specifications shown here are not listed and no guarantee is made with respect to accuracy or efficiency can be given.  
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## Property Information

Durham County Council - Council Tax Band A  
Tenure - Freehold

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