



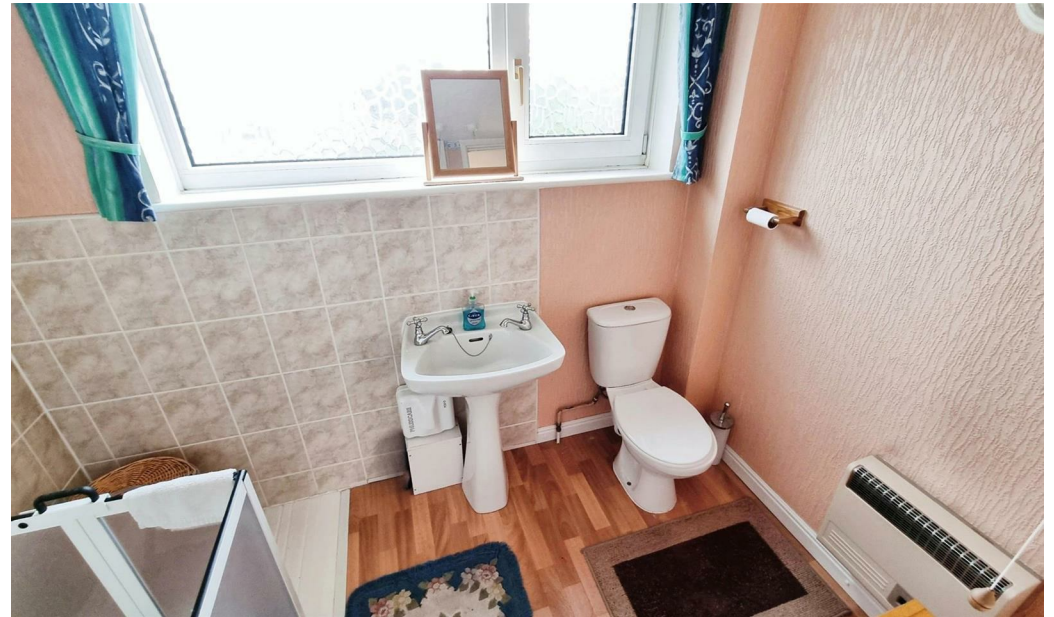
Hamsterley Drive

Crook DL15 9PT

Offers In The Region Of £160,000







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# Hamsterley Drive

Crook DL15 9PT



- CHAIN FREE
- EPC Grade D
- Ducted Air Heating

- Three Bedroom Detached
- Off Road Parking, Garage, Gardens
- Three Reception Areas

- Popular Location
- Double Glazed
- Kitchen Plus Ground Floor Wet Room

The asking price for this property has been significantly reduced in recognition that the property does need renovation and modernisation.

Welcome to this detached house located on Hamsterley Drive in Crook! This property boasts two reception rooms, three bedrooms, and a sunroom, offering plenty of space for a growing family. With a generous 1,066 sq ft of living space, there is room for everyone to spread out comfortably.

Although this property is in need of modernisation, it presents a great opportunity for you to put your own stamp on it and create the home of your dreams. Imagine the possibilities as you update the interiors to reflect your personal style and preferences.

One of the highlights of this property is the separate dining room that offers a dedicated space for hosting dinner and family gatherings, adding to the charm and functionality of this home.

The detached property is situated on a generous corner plot near the entrance to the estate and has the benefit of block paving to both front and rear. This property also has parking available for two vehicles, you won't have to worry about finding a spot on the street.

Don't miss out on the chance to transform this property into a beautiful and inviting home in a desirable location. Contact us today to arrange a viewing and start envisioning the endless possibilities that this property has to offer!

## Ground Floor

### Entrance Hall

Accessed via a UPVC entrance door, stairs rise to the first floor, opening to a useful storage area and access to an under stair storage cupboard.

### Lounge Area

12'6" x 14'1" (3.812 x 4.304)

Located to the front elevation of the property having UPVC window, electric fire with wooden surround and neutral hearth and an opening into the dining area.

### Dining Area

8'4" x 9'2" (2.563 x 2.819)

Having UPVC window, serving hatch through into the kitchen and double opening doors into the sun room.

### Sun Room

10'11" x 8'8" (3.351 x 2.658)

Two UPVC windows to the side and rear elevation of the property allowing views over the garden, sliding patio doors and roof light.

### Kitchen

8'7" x 9'11" (2.617 x 3.041)

Fitted with base units with laminate work surfaces over, space for free standing appliances as required and stainless steel sink unit with window above.

### Rear Porch

UPVC door leads to the rear garden and a door into the garage.

### Wet Room/WC

A useful addition to any property having a wet room shower with electric shower over, WC and wash hand basin. IPVC window and partially tiled walls.

### First Floor

#### Landing

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

#### Bedroom One

13'0" x 10'7'8" (3.972 x 3.072)

Located to the front elevation of the property having UPVC window.

#### Bedroom Two

9'8" x 9'7" (2.955 x 2.939)

Located to the rear elevation is the property having four door fitted wardrobes and UPVC window.

#### Bedroom Three

8'6" x 8'4" (2.597 x 2.541)

Located to the front elevation of the property having double built in storage cupboard and UPVC window.

### Shower Room/WC

Fitted with walk in shower with electric shower over, WC and wash hand basin. Obscured UPVC window to the rear.

### Exterior

To the front of the property is off road parking in front of the garage with an area of

mature shrubs and trees with gated access to the rear garden.

The rear garden has an area of block paving and patio seating with mature shrub and flower borders for easy low maintenance.

### Garage

7'10" x 16'10" (2.411 x 5.152)

Having electric roller door, with space and plumbing for washing machine.

### Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/0089-3037-8205-0834-8200>

EPC Grade D

### Agents Note

In accordance with the Estate Agency Act 1979 we advise potential purchasers that this client is a relative of an employee of Venture Properties (Crook) Ltd.

### Additional Property Information

Tenure: Freehold

Electricity: Mains Heating: Gas Ducted Air

Sewerage and water: Mains

Broadband: Superfast Fibre Broadband Available Highest available download speed 80 mpbs Highest available upload speed 20 mpbs

Mobile Signal/coverage: Likely to be good

Council Tax: Durham County Council, Band: C Annual price: £2,062.71 (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 surface water flooding. Very low risk of flooding from rivers and the sea

Disclaimer

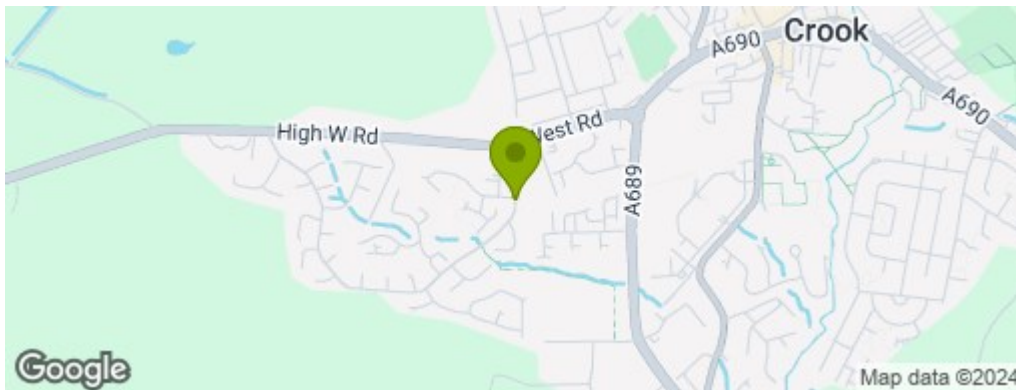
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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the 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 C  
Tenure - Freehold

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