



**Durham Road**

Crook DL15 8QW

**Asking Price £100,000**





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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# Durham Road

Crook DL15 8QW



- CHAIN FREE
- EPC Grade D
- Gas Central Heating

- Three Bedroom
- Pleasant Location
- UPC Double Glazed

- Terraced
- Garden Front and Rear
- Walking Distance to Amenities

CHAIN FREE! Three bedroom Terraced property located on the outskirts of Crook but still walking distance to the TOWN CENTRE. Crook has a range amenities, schooling and recreational facilities. The property in brief comprises of entrance, lounge, kitchen diner plus WC and storage cupboard/utility and to the first floor three bedrooms plus family bathroom.

## Ground Floor

### Entrance Hall

Accessed via a UPVC entrance door, stairs rise to the first floor and a central heating radiator.

### Lounge

9'11" x 17'7" (3.040 x 5.383)

having a lovely dual aspect with UPVC bay to the front and UPVC patio doors to the rear allowing natural light to fill this space, two central heating radiators and grey wood effect laminate flooring.

### Kitchen Diner

8'11" x 18'1" (2.719 x 5.517)

fitted with base and wall units with laminate work surfaces over and tiled splashbacks, two UPVC windows and central heating radiator. Integrated electric oven and gas hob with ample space for free standing appliances as required. There is also space for a family dining table if required.

### Rear Entrance

Access via a UPVC entrance door.

### Utility/Storage Cupboard

Under stair storage cupboard with space and plumbing for washing machine.

## WC

Having WC, corner wash hand basin, obscured UPVC and central heating radiator.

## First Floor

### Landing

Stairs rise from the entrance hall and provide access to the first floor accommodation, two storage cupboards one housing the central heating boiler and loft access.

### Bedroom One

13'5" x 9'4" (4.099 x 2.846)

Located to the front elevation of the property having UPVC window and central heating radiator with access to an over stair storage cupboard.

### Bedroom Two

12'2" x 10'0" (3.714 x 3.068)

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

### Bedroom Three

9'2" x 8'3" (2.814 x 2.515)

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

## Bathroom

Fitted with a three piece suite comprising of bath with electric shower over and folding glass screen, WC, wash hand basin, chrome heated towel rail and obscured UPVC window.

## Exterior

To the front of the property is a lawned garden area with pathway to the front door, whilst to the rear is an enclosed garden laid to artificial grass for easy low maintenance bounded by fencing.

## 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/2181-8132-6614-3841-1122>

EPC Grade D

## Additional Property Information

Tenure: Freehold

Electricity: Mains (key/card top up)

Gas: Mains via Combi Boiler (key/card top up)

Sewerage and water: Mains

Broadband: Superfast available Highest available download speed 80 Mbps, Highest available upload speed 20 Mbps  
Mobile Signal/coverage: Likely to be good with EE, O2 and Vodafone

Council Tax: Durham County Council, Band: A Annual price: £1547.03 (Maximum 2024)

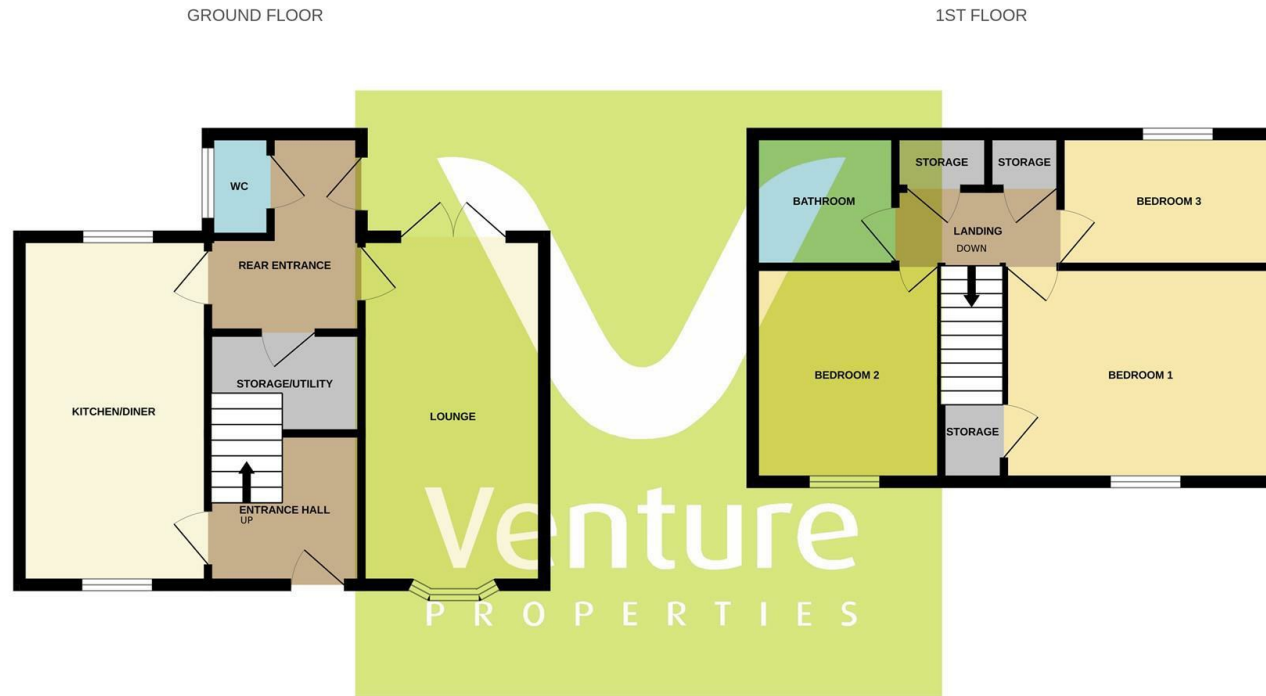
Energy Performance Certificate Grade - D

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.

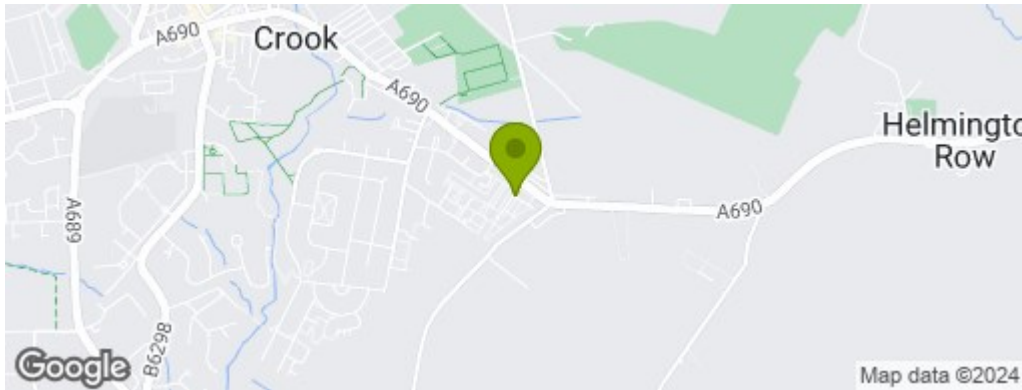
Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea

## Disclaimer

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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