



**Bell Street**

Crook DL15 8NQ

**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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# Bell Street

Crook DL15 8NQ



- Two Bedroom Mid Terrace
- EPC Grade D
- Gas Central Heating

- CHAIN FREE
- First Floor Bathroom
- Town Center Location

- Ground Floor Shower Room
- Rear Enclosed yard
- Call To Book Your Viewing Today

CHAIN FREE! Welcome to this two-bedroom mid-terraced property located on Bell Street in the heart of Crook. This property boasts a convenient town center location, making it a perfect choice for those seeking a vibrant urban lifestyle.

Upon entering, you are greeted by a reception room, The property features two well-appointed bedrooms, offering comfortable living spaces for individuals or small families. With a ground floor shower room and a first-floor bathroom, convenience is at the forefront of this home's design.

This chain-free property presents an excellent investment opportunity for those looking to expand their property portfolio or take their first step onto the property ladder. The gas central heating ensures warmth and comfort throughout the seasons, making this house a welcoming retreat to come home to.

Don't miss out on the chance to own this terraced house in a prime location. Contact us today to arrange a viewing and take the first step towards making this property your new home.

## GROUND FLOOR

### Lounge

13'10" x 11'6" (4.230 x 3.517)

Having central heating radiator, feature fireplace, staircase to first floor and uPVC double glazed window to front.

### Kitchen

14'8" x 9'8" (4.472 x 2.971)

Fitted with wall and base units having contrasting work surfaces over, sink unit with mixer tap, integrated appliances to include fridge freezer, electric oven and hob, laminate flooring, central heating radiator and under stairs storage cupboard.

### Rear Lobby

Houses plumbing for washing machine, central heating radiator and timber rear entrance door.

### Shower Room

Fitted walk in wet room with shower, wc, wash hand basin and central heating radiator.

## FIRST FLOOR

### Landing

With loft hatch

### Bedroom One

13'10" x 10'6" (4.224 x 3.221)

Having central heating radiator, storage cupboard and uPVC double glazed window to front.

### Bedroom Two

9'10" x 11'3" (3.004 x 3.439)

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

### Bathroom

Fitted with a panelled bath, wc, wash hand basin, central heating radiator and cupboard housing gas boiler.

### Externally

Externally to the rear is an enclosed yard.

### Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/0310-2838-4350-2804-7761>

EPC Grade D

### Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Available Highest available download speed

1000 Mbps Highest available upload speed 220 Mbps

Mobile Signal/coverage: Likely to be good with Three, 02 and Vodaphone

Council Tax: Durham County Council, Band: A Annual price: £ 1,547.03 (Maximum 2024)

This property has been vacant for several months, additional council tax charges may be payable upon completion.

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

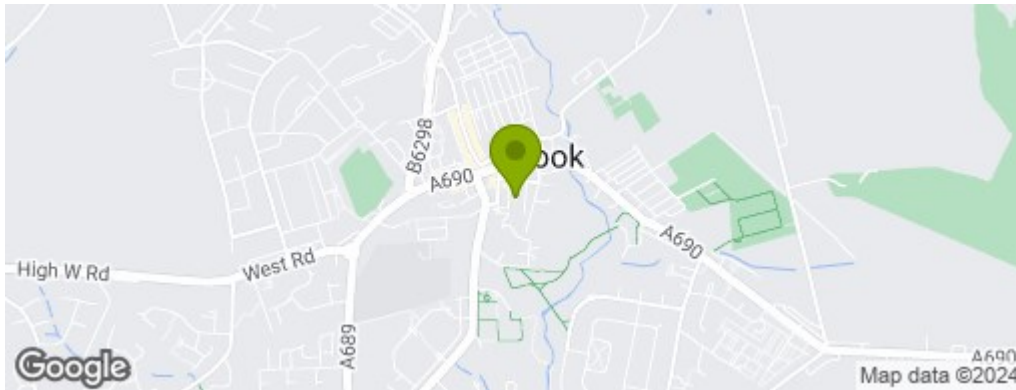
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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of blocks, 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 fixtures, 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**

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