



## Uplands Close

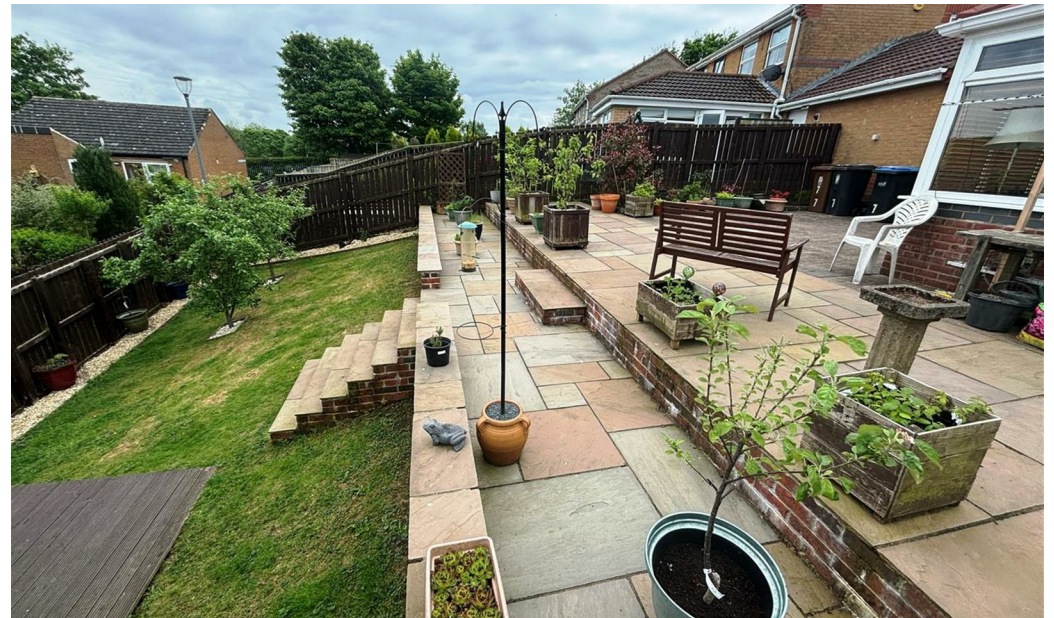
Crook DL15 9NW

Chain Free £179,000





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# Uplands Close

## Crook DL15 9NW



- Three Bedroom Semi Detached
- EPC Grade C
- Modern Family Home

- Good Sized Plot
- Open Plan Living
- Gas Central Heating

- Garden Room
- Cul de Sac Location
- Garage & Driveway

Offered for sale chain free. A lovely three bedroom family home set in a popular location, this property has been well maintained having a contemporary open plan kitchen/diner and modern bathroom. Boasting a well presented lounge, kitchen/diner, ground floor WC and garden room to the rear. To the first floor landing, three bedrooms and a STYLISH bathroom.

Immediately to the front of the property there is a block paved driveway allowing for off road parking for at least three vehicles, leading to a garage with electric door, power and lighting. Whilst to the rear of the property there is a good sized garden with lovely paved tiered patio area and lawn below, garden shed, water supply and views over the rooftops and countryside beyond.

### GROUND FLOOR

#### Entrance Hallway

With tiled flooring, central heating radiator and stairs to first floor.

#### Lounge

14'08 x 10'05 (4.47m x 3.18m)

Having solid oak flooring, central heating radiator and UPVC double glazed window to front.

#### Kitchen

13'07 x 9'11 (4.14m x 3.02m)

A lovely open plan modern fitted kitchen with a range of wall and base units with granite work surfaces over, integrated sink unit with matching drainer, integrated electric oven and gas hob having extractor chimney over, spot lighting to ceiling, space for fridge freezer, solid oak flooring, useful storage cupboard housing a utility area having plumbing for washing machine and shelving.

#### Ground Floor WC

Fitted with a white suite having wash hand basin, wc and central heating radiator.

#### Garden Room

14'05 x 13'04 (4.39m x 4.06m)

With tiled flooring, central heating radiator and UPVC double glazed windows and doors to rear garden.

### FIRST FLOOR

#### Landing

Spindle balustrade and loft access.

#### Bedroom One

11'06 x 8'03 (3.51m x 2.51m)

Two UPVC double glazed windows to the front elevation, central heating radiator and fitted wardrobes.

#### Bedroom Two

10'05 x 6'05 (3.18m x 1.96m)

With UPVC double glazed window with lovely views and central heating radiator.

#### Bedroom Three

7'03 x 6'05 (2.21m x 1.96m)

With UPVC double glazed window and central heating radiator.

#### Bathroom

Fitted with a new white suite having panelled bath, WC, wash hand basin, separate shower unit with mains rainfall shower over, heated towel rail, obscured UPVC window and tiled walls.

#### Externally

Immediately to the front of the property there is a large block paved driveway allowing for off road parking providing car parking for at least three vehicles, leading to a large garage with electric door, power and lighting. Whilst to the rear of the property there is a large garden with lovely paved tiered patio area with lawn below, garden shed, water supply and views towards Stanley Crook and beyond.

#### Energy Performance Certificate

To view the full Energy Performance Certificate for the property, please see the below link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/9958-2842-7394-9803-1485>

Epc Grade C

### Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Highest available download speed 1000 Mbps Highest available upload speed 220 Mbps

Mobile Signal/covrage: Limited, we would recommend speaking with your provider regarding signal coverage

Council Tax: Durham County Council, Band: B. Annual price: £1,804.87 (Maximum 2024)

Energy Performance Certificate Grade C

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.

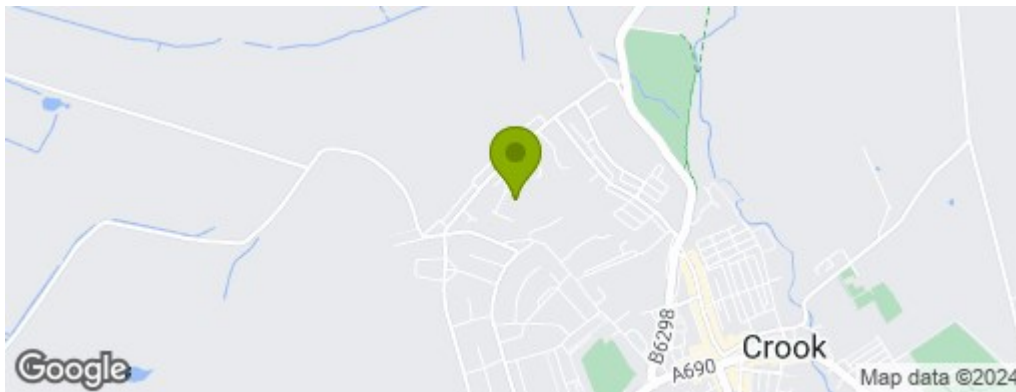
Flood Risk: very low risk of surface water flooding, very low risk of flooding from rivers and the sea

#### Disclaimer

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 a guide by any prospective purchaser. The services, systems and appliances shown hereon have not been inspected and no guarantee as to their operability or efficiency can be given. Made with Metropac ©2024



## Property Information

Council Tax Band B - Durham County Council  
Tenure - Freehold

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