



VENTURE
PLATINUM

St. Marys Avenue | Crook
£260,000



Welcome to St. Marys Avenue, Crook - a charming location for this delightful END TERRACE HOUSE. This traditional three-bedroom is perfect for a family looking to settle down in a cosy home.

As you step inside, you'll be greeted by traditional features that add character to this lovely house. With two reception rooms plus a living, kitchen diner, there's plenty of space for entertaining guests or simply relaxing with your loved ones.

Situated close to local amenities, convenience is at your doorstep. The property also offers GARDENS to three sides, ideal for those with green fingers or for enjoying some outdoor tranquillity. Additionally, the detached DOUBLE GARAGE and OFF ROAD PARKING provide ample space for your vehicles and storage needs.

This property has been recently upgraded including a complete re-wire, new Vaillant combi-boiler and new radiators installed throughout. Don't miss out on the opportunity to make this end terrace house your own slice of paradise in Crook.

Ground Floor

Entrance Porch

Access into a lovely entrance porch having stained glass windows, original tiled flooring, shelving and a door leading into the inner hallway.

Inner Hallway

Stairs rise to the first floor, central heating radiator, exposed floor boards and access to a useful under stair storage cupboard which would make a great WC.

Lounge 5.179 x 5.685 (16'11" x 18'7")

Located to the front elevation of the property having a wooden bay window with stained glass inserts, marble hearth and inset with wooden surround, picture shelving, two central heating radiators and exposed floorboards.

Dining Room 3.788 x 4.406 (12'5" x 14'5")

A lovely spacious room with a wooden window and storage below, central heating radiator and exposed floorboards.

Living, Kitchen, Diner 7.646 x 2.943 (25'1" x 9'7")

To the rear of the property the current vendor has opened this space to create an amazing family room ready for someone to place their own stamp.

Having four UPVC windows, UPVC patio doors to the rear, two velux roof lights, wooden part glazed door to the side, ceiling spots and working sink unit and space for free standing appliances which has electric or gas connections.

Two central heating radiators.

First Floor

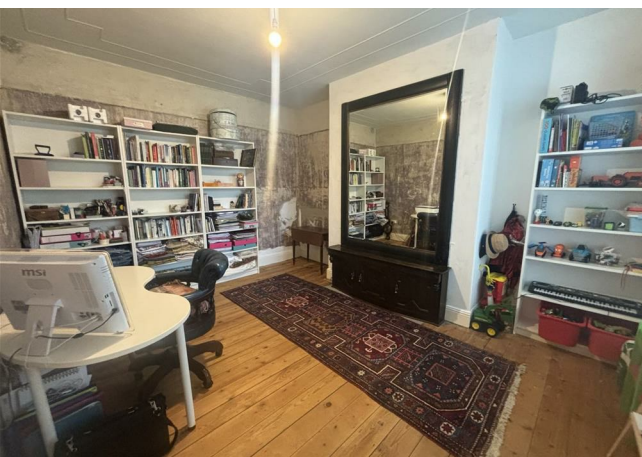
Landing

A beautiful space where the stairs rise from the inner hallway, a split level staircase provides access to the bathroom and first floor accommodation, lightened by two wooden sash windows, exposed floor boards and space to create a reading corner, snug or even an office space.

Bedroom One 4.254 x 3.885 (13'11" x 12'8")

Located to the front elevation of the property having a wooden window, central heating radiator and exposed floorboard flooring.





Bedroom Two 4.386 x 3.641 (14'4" x 11'11")

Located to the rear elevation of the property having wooden window and central heating radiator with exposed floor board flooring.

Bedroom Three 2.039 x 3.095 (6'8" x 10'1")

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





Bathroom WC

Fitted with a three piece suite comprising bath, WC and wash hand basin, central heating radiator and two UPVC windows. A storage cupboard housing the recently installed gas combination boiler - Vaillant eco TEC combi boiler.

Exterior

Nestled within sweeping gardens to three sides of the property which is mainly laid to lawn with mature shrubs, trees and wild flowers. Seating areas to enjoy the sun throughout the day.

To the rear of the property is access to the garage and hard standing for off road parking.

Double Garage

A detached double garage lies to the rear of the property having up and over doors with electrical sockets. Could be utilised to however required.



Agents Note

Please note there is a vehicular right of access over the neighbouring property to reach the off road parking area which is accessed via a wooden gate.

Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/9028-6083-7278-7610-5274>

EPC Grade G - Please note the Energy Performance Certificate was done prior to renovation works being started.

The above energy performance certificate had been carried out prior to the new boiler being installed.

Additional Property 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 02, we recommend you contact your provider to confirm coverage

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

Energy Performance Certificate Grade G

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

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.





42 St. Marys Avenue | Crook



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.
Made with Mempro ©2024

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

5 South Street, Crook, DL15 8NE

01388 741174
www.venturepropertiesuk.com