



Dale Terrace

Roddymoor, Crook DL15 9RB

Chain Free £85,000





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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Dale Terrace

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- Two Bedroom Mid Terraced Home
- EPC Grade D
- Popular Location With Views

- CHAIN FREE
- Rear Driveway & Garage
- Call Venture To Arrange a Viewing

- South Facing Garden
- Good Sized Rooms
- 01388 741174

Welcome to Dale Terrace in the village of Roddymoor! This delightful, chain free, two-bedroom stone terraced house is brimming with potential. Situated in a picturesque location with views to the front, this property offers a wonderful opportunity for those looking to create their dream home.

As you step inside, you'll find a property with good-sized rooms just waiting to be transformed. With two reception rooms, kitchen, utility cloaks wc, two bedrooms, and a bathroom, there is ample space to work with. Although the house is in need of refurbishment, this presents the perfect chance to put your own stamp on the property and tailor it to your tastes.

One of the standout features of this home is the rear driveway, providing convenient off-road parking—a rare find in many village properties. Additionally, the fact that this property is chain-free means you can move in swiftly and begin the renovation process without any delays.

Whether you're a first-time buyer looking to get onto the property ladder or an investor seeking a project with great potential, this terraced house on Dale Terrace is a fantastic opportunity not to be missed. Don't let this chance slip away—book a viewing today and start envisioning the possibilities that this property holds for you!

GROUND FLOOR

Hallway

Via UPVC entrance door.

Cloaks/Utility Room

Fitted with wash hand basin, wc, central heating radiator and wall mounted gas boiler.

Kitchen

11'10" x 6'4" (3.632 x 1.951)

Fitted with wall and base units with contrasting work surfaces over stainless Steel sink unit with mixer tap, integrated electric oven and gas hob, central heating radiator and UPVC double glazed window to rear.

Dining Room

14'1" x 12'8" (4.298 x 3.865)

With laminate flooring, central heating radiator and UPVC double glazed window to rear.

Lounge

17'0" x 13'1" (5.189 x 3.974)

Having central heating radiator and UPVC double glazed patio doors to front garden.

FIRST FLOOR

Landing

Having loft hatch.

Bedroom One

13'9" x 13'0" (4.202 x 3.974)

With fitted wardrobes, central heating radiator and UPVC double glazed window to front.

Bedroom Two

14'1" x 7'1" (4.293 x 2.175)

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

Bathroom/WC

Fitted with a white suite comprising of panelled bath, wc, wash hand basin and central heating radiator.

Externally

Lengthy south facing front garden, rear enclosed yard and garage and driveway over the rear service lane.

Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/9674-3038-4206-9694-9200>

EPC Grade D

Agents Additional Information

Tenure: Freehold

Gas and Electricity: Mains (pre payment meter)

Sewerage and water: Mains (pre payment meter)

Broadband: Superfast broadband available. Highest download speed 60-80 Mbps. 19 - 20 Mbps upload speed.

Mobile Signal/coverage: Coverage likely with EE.

Council Tax: Durham County Council, Band: A. Annual price: £1621 (Maximum 2024)

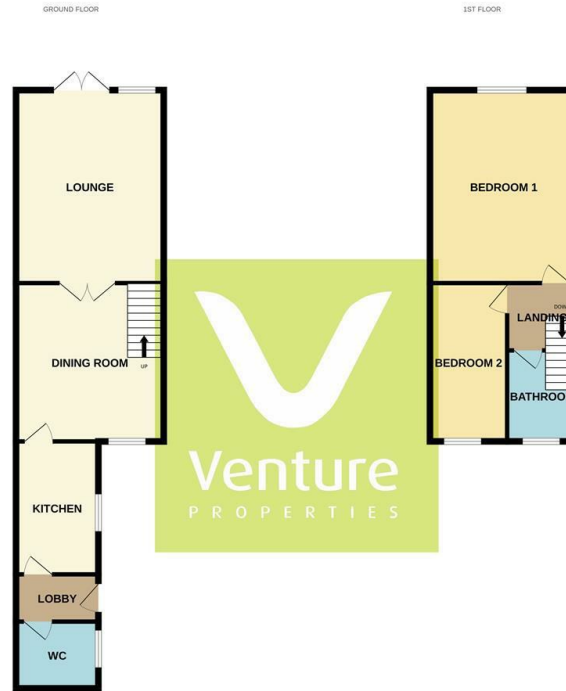
Energy Performance Certificate Grade D

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.

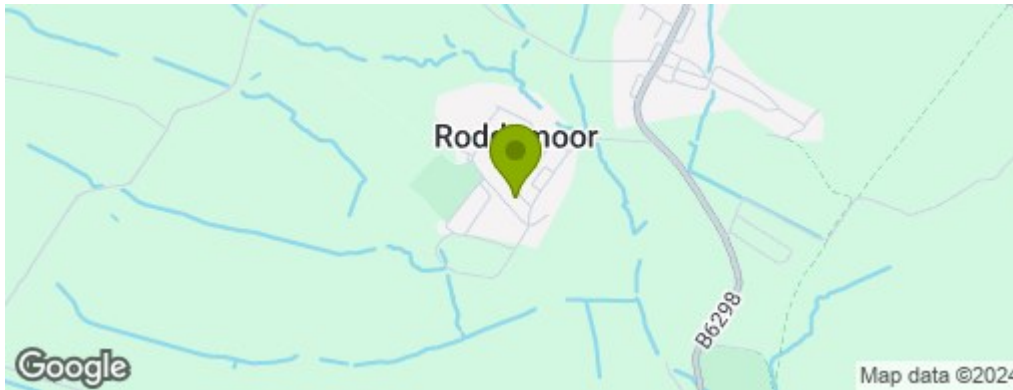
Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

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While 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 misstatement. This plan is for guidance purposes only and should be used as such for any prospective purchase. The details, positions and appearance of items shown here are not intended and no guarantee as to their quantity or efficiency can be given. Made with Mergear 03/24



Property Information

Durham County Council - Council Tax Band A
Tenure - Freehold

01388 741174

5 South Street, Crook, DL15 8NE
crook@venturepropertiesuk.com