



VENTURE
PLATINUM

Peases West | Billy Row, Crook
Asking Price £270,000



Nestled in the charming village of Peases West, Billy Row, Crook, this traditional three-bedroom stone built end terraced house a true gem waiting to be discovered. As you step inside, you are greeted by a spacious family layout that exudes warmth and character.

The property boasts not just one, but two multi-burning stoves - one in the kitchen and another in the lounge, perfect for creating a cosy ambiance during those chilly British evenings. The bifold doors leading to the garden allow natural light to flood the space, creating a seamless indoor-outdoor living experience.

With a luxury fitted shower room and ground floor WC, convenience is key in this lovely home. The south-facing lengthy garden, complete with a patio and summerhouse, offers a tranquil retreat where you can unwind and enjoy the outdoors in privacy.

Parking is a breeze with space for two vehicles, including a garage/workshop for added convenience. Whether you're looking for a peaceful sanctuary away from the hustle and bustle or a welcoming space to entertain friends and family, this property has it all.

Don't miss the opportunity to make this charming stone-built end-terraced house your new home sweet home.

GROUND FLOOR

Hallway

Via composite front entrance door, central heating radiator and tiled flooring.

Ground Floor WC

With wc , wash hand basin, central heating radiator and tiled floor.

Kitchen/Breakfast Room 5.05 x 4.50 (16'6" x 14'9")

Fitted with wall and base units with granite work surfaces over, double range cooker with extraction chimney over, plumbing for dishwasher and space for under counter fridge freezer, feature inglenook fireplace housing multi burning stove, tiled flooring and 2 large sash windows to rear.

Inner Hallway

With under stairs cupboard and book shelf

Lounge 5.36 x 5.05 (17'7" x 16'6")

Having feature inglenook fireplace housing multi fuel burning stove, laminate flooring , central heating radiator, full height storage cupboard and bi folding doors to front Garden.

FIRST FLOOR

Landing

Spacious landing with 2 storage cupboards one has plumbing for washing machine and tumble dryer. The loft is floored with carpet and plastered/painted walls, 2 velux windows and a radiator. It is currently used for storage, however ideal potential for a bedroom suite conversion (with the relevant permissions) with adequate space for staircase from landing.





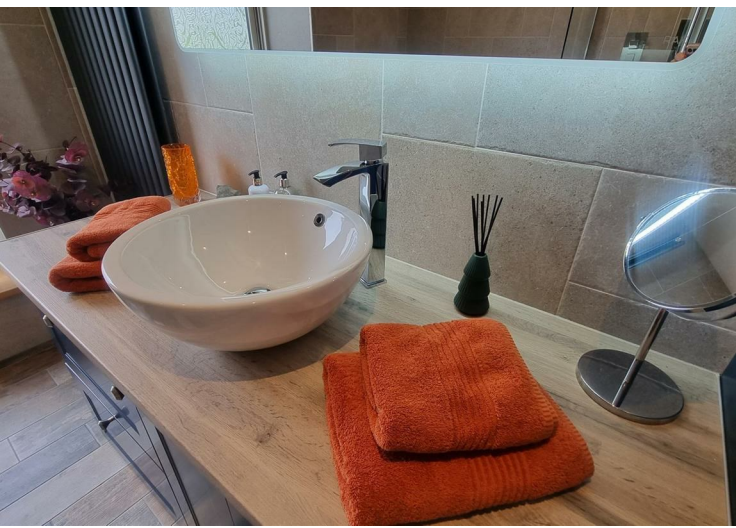
Bedroom One 4.70 x 3.68 (15'5" x 12'0")

With fitted wardrobes, feature cast iron fireplace , vertical radiator and uPVC double glazed window to front.

Bedroom Two 4.50 x 3.33 (14'9" x 10'11")

Having laminate flooring, vertical radiator and uPVC double glazed window to rear.





Bedroom Three 5.33m x 2.51m (17'06" x 8'3")
With vertical radiator and uPVC double glazed window to front.

Bathroom
Fitted with a luxurious suite comprising of a double walk in shower unit having mains rainfall shower over, wash hand basin set to vanity units, wc, vertical radiator, tiled flooring & fully tiled walls and window to rear.



Externally

To the rear of the property is a yard with parking bay and a garage/fully fitted workshop with up and over door. To the front is a very long garden extending to approximately over 350ft with a paved patio area and summerhouse which houses a wood fired hot tub, steps lead down to a further garden area. This extends to a fenced boundary with trees and shrub borders. There are open views of the countryside beyond. There is an arched passageway to the side of the property giving access to the rear of the property from the front.

Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/0310-2466-9360-2704-0875>

EPC Grade E

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/coverage: Limited, we would recommend you speak with your provider regarding signal coverage

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

Energy Performance Certificate Grade E

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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12 Peases West | Billy Row, 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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

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