



Wheatbottom

Crook DL15 9HA

Chain Free £140,000





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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Wheatbottom

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- CHAIN FREE
- EPC Grade D
- Garden to Rear

- Two Bedrooms
- Two Reception Rooms
- Lovely Family Home

- Spacious Accommodation
- First Floor Bathroom
- UPVC Double Glazed

Welcome to this charming semi-detached house located in the delightful area of Wheatbottom, Crook. This lovely property offers a generous living space, perfect for a growing family.

Upon entering, you are greeted with spacious accommodation featuring two reception rooms, ideal for creating separate living areas or a formal dining space. The breakfast kitchen is a perfect spot to enjoy your morning cuppa while looking out onto the gardens and views beyond at the rear of the property.

The outdoor space boasts well-maintained gardens, providing a tranquil retreat for relaxation or outdoor gatherings. Additionally, a single detached garage offers convenient parking or extra storage space.

With the added benefits of gas central heating and UPVC double glazing, this property ensures warmth and energy efficiency throughout the year.

Don't miss out on the opportunity to own this wonderful property in Wheatbottom, Crook. Book a viewing today and envision the potential this house has to become your dream home.

Ground Floor

Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/5800-8977-0922-6396-3643>

EPC Grade D

Entrance Hallway

Having UPVC window, central heating radiator and stair rise to the first floor.

Lounge

12'7" x 14'4" (3.850 x 4.369)

Located to the front elevation of the property having UPVC window, central heating radiator and electric fire with surround.

Dining Room

14'1" x 11'9" (4.303 x 3.594)

Having UPVC window, access to a useful double storage cupboard, electric fire and central heating radiator.

Kitchen Diner

15'1" x 10'7" (4.603 x 3.237)

Fitted wood effect base and wall units with laminate work surfaces over and tiled splash backs, sink unit with ample space and plumbing for free standing appliances. UPVC window and door to the side and rear, access to a useful under stair pantry cupboard and central heating radiator. There is also ample space for a dining table if required.

First Floor

Landing

Stairs rise from the hallway and provide access to the first floor accommodation.

Bedroom One

14'3" x 12'6" (4.361 x 3.820)

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

Bedroom Two

11'10" x 14'0" (3.621 x 4.278)

Located to the front elevation of the property having UPVC window, access to a useful over stair storage cupboard, a further cupboard housing the gas central heating boiler and central heating radiator.

Bathroom

Fitted with a three piece suite comprising bath, shower cubicle and wash hand basin, partially tiled, UPVC window and central heating radiator.

WC

Having obscured UPVC window and WC.

Externally

To the front of the property is an enclosed forecourt, whilst to the side is access to the garage and garden to the rear. The rear garden is mainly laid to lawn and has lovely open views.

Garage

12'1" x 19'2" (3.687 x 5.851)

Having up and over door, power and lighting.

Agents Note

We understand this property is unregistered, therefore at the point of purchase first registration will be required. For further information please contact your legal representative or solicitors for clarification.

Agents Note

Please note the neighbouring property has a right of access to the side and rear to their property.

Energy Performance Certificate

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EPC Grade D

Additional Property Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast Highest available download speed 57 Mbps Highest

available upload speed 13 Mbps

Mobile Signal/coverage: Likely with EE and O2

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

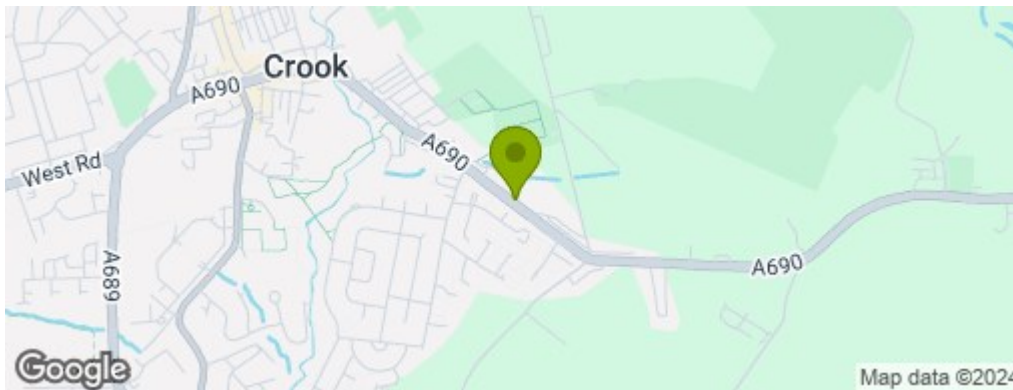
Flood Risk: low risk of surface water flooding, very low risk of flooding from rivers and the sea

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.



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.
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Property Information

Durham County Council - Council Tax Band B
Tenure - Unregistered

01388 741174

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