

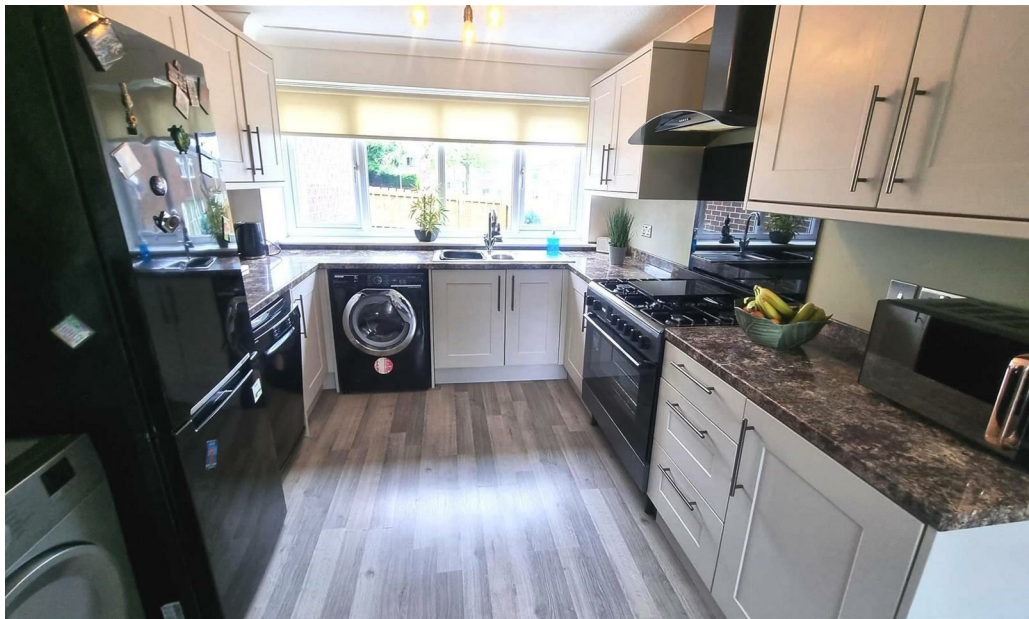


## Bedburn Close

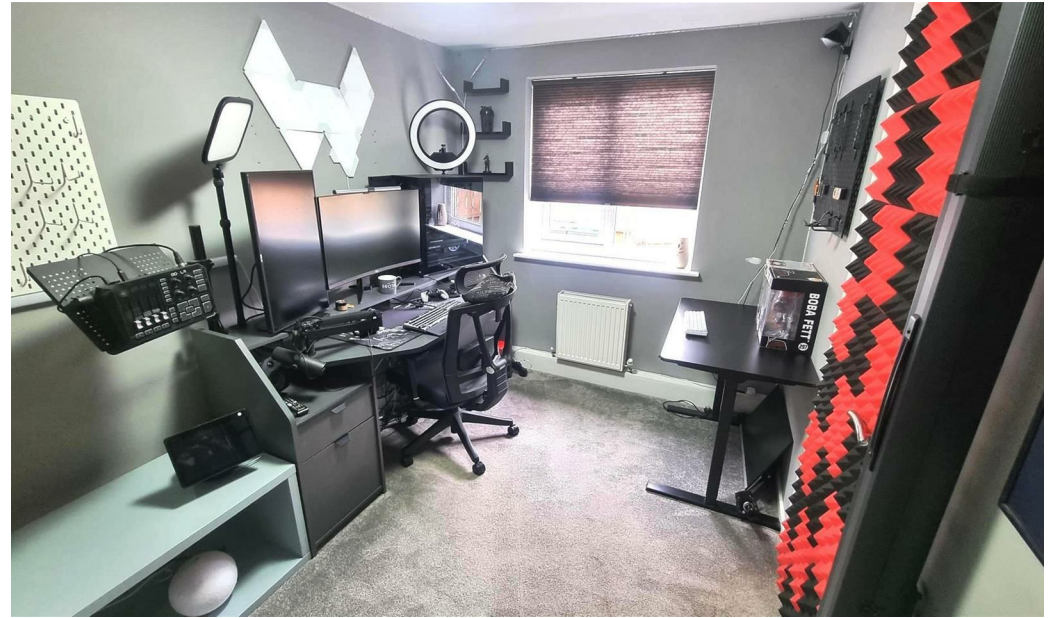
Crook DL15 8QL

£110,000





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# Bedburn Close

## Crook DL15 8QL



- Three/Four Bedroom End Terrace
- EPC Grade D
- Fitted Kitchen/Breakfast Room

- CHAIN FREE
- Ground Floor En Suite/Shower Room
- Ideal Family Home

- Ground Floor Bedroom or Reception Room
- Multi Fuel Burning Stove
- Rear Enclosed Garden

Welcome to Bedburn Close, Crook - a charming location for this lovely three-bedroom end-terrace family home. This property boasts a good sized lounge, perfect for entertaining guests or simply relaxing with your loved ones. With two bathrooms, including an en suite shower in the ground floor bedroom or second reception room, convenience and comfort are at the forefront of this home.

The modern kitchen breakfast room is a standout feature, complete with a multi-fuel stove that adds a touch of warmth and character to the space. Imagine starting your day with a cup of tea in this inviting kitchen, filled with natural light and equipped with everything you need to create delicious meals for your family.

One of the highlights of this property is the open-plan front garden, ideal for enjoying a morning coffee or watching the world go by. Additionally, the enclosed rear garden with decking provides a private outdoor space where you can unwind after a long day.

Located in a popular area and being chain-free, this home offers a fantastic opportunity for those looking to settle down in a welcoming community. Don't miss out on the chance to make this delightful property your own and create lasting memories in a place you can truly call home.

### GROUND FLOOR

#### Hallway

Stairs to first floor, laminate flooring and uPVC double glazed entrance door.

#### Kitchen/Diner

17'4" x 9'4" (5.304 x 2.853)

Fitted with wall and base units with contrasting work surfaces over, stainless steel sink unit with mixer tap, plumbing for washing, space for fridge freezer and plumbing for dishwasher, space for cooking range oven, laminate flooring, multi fuel burning stove (there is no HETAS certificate available), central heating radiator and uPVC double glazed windows.

#### Lounge

17'11" x 10'0" (5.469 x 3.053)

Laminate flooring, central heating radiator, and upvc double glazed window to front.

#### Rear Hallway

Laminate wood flooring, central heating radiator and uPVC double glazed door.

#### Inner Hall

With double cupboard and large under stairs cupboard.

#### Bedroom Four/Reception Room

10'2" x 7'9" (3.122 x 2.363)

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

#### En Suite Shower Room/WC

Fitted with a shower unit with power shower, wash hand basin, wc and chrome heated towel rail.

### FIRST FLOOR

#### Landing

Having two Cupboards

#### Bedroom One

13'5" x 8'5" (4.095 x 2.576)

Central heating radiator and uPVC double glazed window to front.

#### Bedroom Two

11'8" x 9'6" (3.570 x 2.918)

With central heating radiator and uPVC double glazed window to front.

#### Bedroom Three

8'0" x 8'10" (2.452 x 2.698)

With central heating radiator and uPVC double glazed window to rear

#### Bathroom/WC

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

#### Externally

Externally to the front is an open plan garden laid to lawn.

To the rear is an enclosed garden with patio and decking area.

### Agents Other Information

Tenure: Freehold

Electricity: Mains

Gas: Mains via gas boiler

Sewerage and water: Mains

Broadband: Superfast available Highest available download speed 80 Mbps,

Highest available upload speed 20 Mbps

Mobile Signal/coverage: Likely to be good with EE, O2 and Vodafone

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

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.

### Energy Performance Certificate

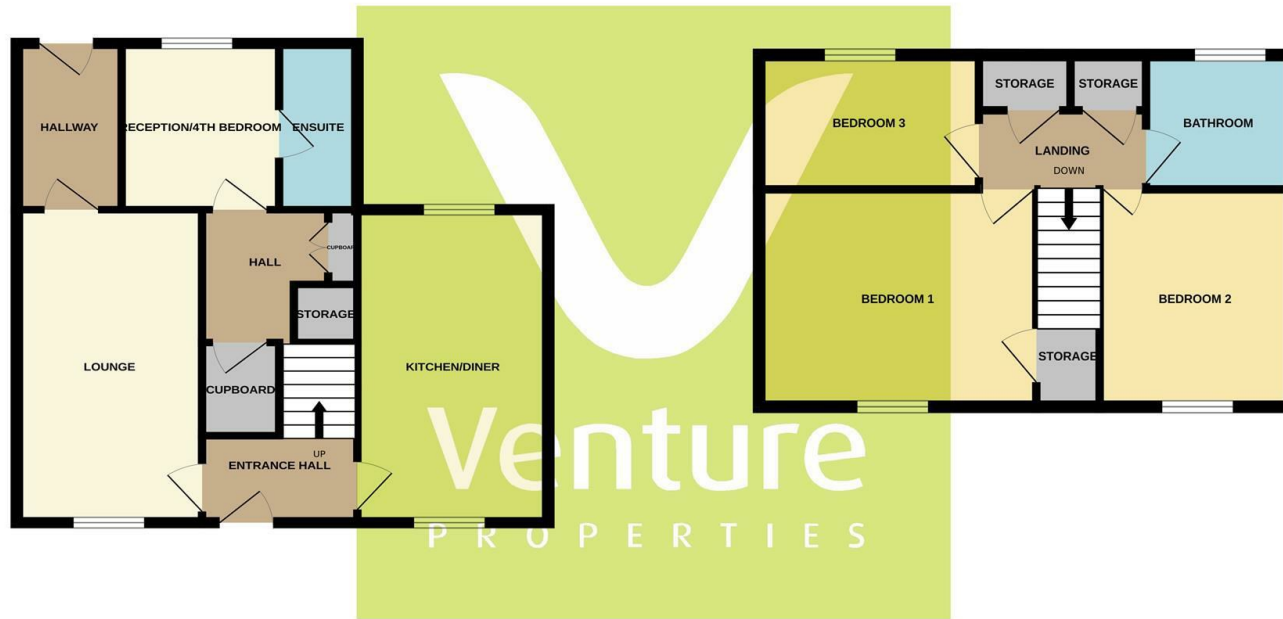
To view the Energy Performance Certificate for this property, please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0350-2251-3280-2727-1925>

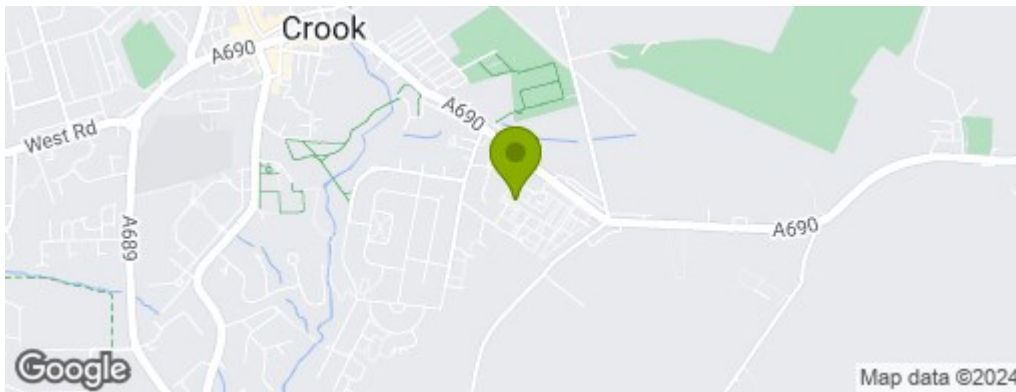
EPC Grade D

GROUND FLOOR

1ST FLOOR



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

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