



Morson Avenue

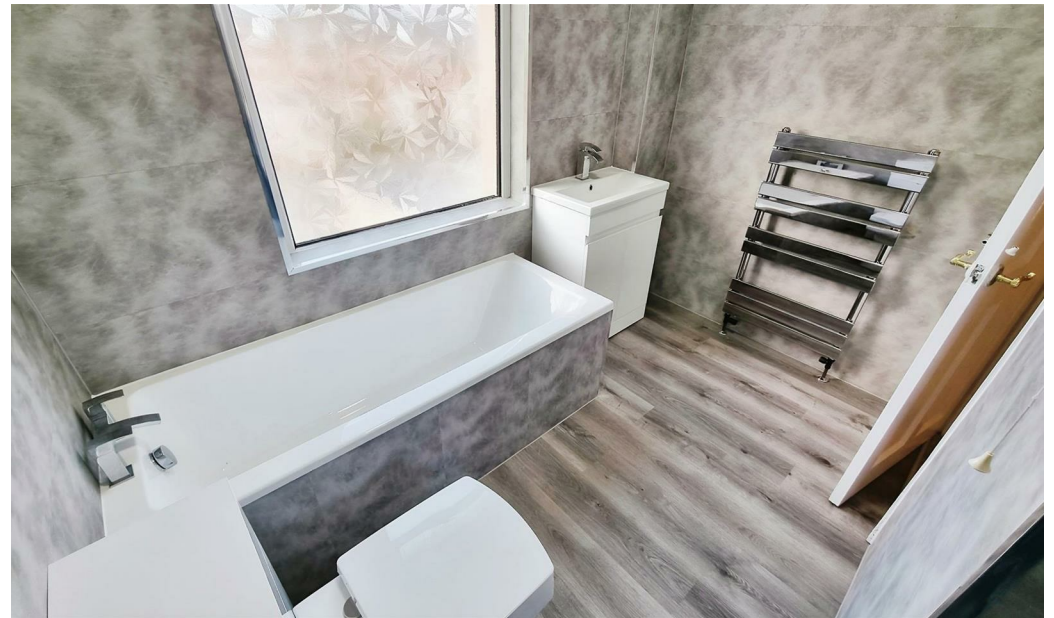
Crook DL15 8JT

Offers Over £120,000





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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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Morson Avenue

Crook DL15 8JT



- Three Bedroom Mid Terrace
- Town Centre Location
- Two Reception Rooms

- Recently fitted Kitchen
- Gas Central Heating
- Rear Enclosed Yard gravelled

- EPC Grade C
- Viewing Essential
- Call To View Today !!!

Welcome to Morson Avenue, Crook - a charming location for this traditional three-bedroom mid-terraced house. This property boasts two reception rooms, ideal for entertaining guests or simply relaxing with your family. The spacious kitchen provides ample space for culinary creations and family meals.

One of the highlights of this property is the newly fitted bathroom suite on the first floor, offering modern convenience and style. The rear enclosed gravelled yard with double gates provides a private outdoor space, perfect for enjoying a morning coffee or hosting a summer barbecue.

Conveniently chain-free, this property is within walking distance to the town, ensuring easy access to local amenities, shops, and restaurants. Don't miss the opportunity to make this house your home and enjoy the comfort and convenience it has to offer.

Ground Floor

Entrance Porch

With uPVC double glazed front entrance door, dado rail and cornice to ceiling.

Entrance Hallway

A lovely entrance hallway with decorative arch and corbel, open plan staircase to the first floor, dado rail, central heating radiator.

Lounge

13'10" x 11'10" (4.22 x 3.61)

With feature stone fireplace with tv display plinth and gas fire, uPVC double glazed bay window to the front elevation, dado rail and cornice to ceiling. Decorative arch through to

Dining Room

14'08" x 12'02" (4.47 x 3.71)

Central heating radiator, tv point, cornice to ceiling, UPVC double glazed window to rear elevation and alcove shelving.

Kitchen

13'09" x 8'10" (4.19 x 2.69)

Fitted with a range of laminated wall and base units, laminated working surfaces over, inset stainless steel sink unit and drainer with mixer taps over, UPVC double glazed window, integral appliances including electric oven and gas hob with extractor hood over, plumbing and space for washing machine, tiled splash backs, laminated floor. The kitchen roof has recently been renewed and there is a 15 year guarantee from 8th May, 2024

First Floor

Landing

A lovely galleried landing with spindle balustrade, loft access, dado rail and large storage cupboard.

Bedroom One

13'09" x 12'0" (4.19 x 3.66)

With uPVC double glazed window to front elevation, spot lighting, double central heating radiator, tv point and coving to the ceiling.

Bedroom Two

12'01" x 11'10" (3.68 x 3.61)

With inset fireplace, central heating radiator, uPVC double glazed window and central heating boiler.

Bedroom Three

10'11" x 5'10" (3.33 x 1.78)

Situated to the front of the property with UPVC double glazed window and central heating radiator.

Bathroom/WC

Re fitted with a white bathroom suite comprising of panelled bath, wc, wash hand basin set to vanity unit, separate shower cubicle having electric shower over and chrome towel rail. Recently panelled walls and flooring

Exterior

To the front of the property there is a garden forecourt, whilst to the rear there is an enclosed yard with gates providing car parking for one vehicle.

Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/9298-2804-6402-9194-2241>

EPC Grade D

Other General 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: Limited, we recommend you contact your provider to confirm coverage

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

This property has been vacant for a number of months, additional council tax charges may be payable upon completion.

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.

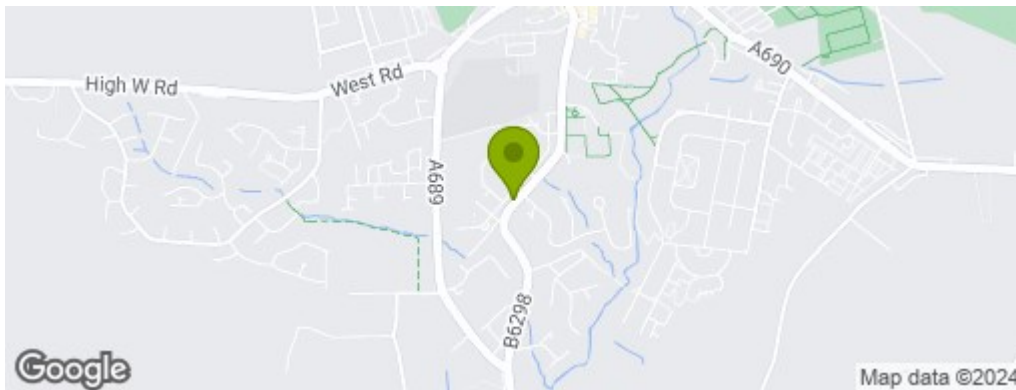
Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea

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.



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 inaccuracy. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown here are not tested and no guarantee as to their operability or efficiency can be given. Made with Hectagon CS2024



Property Information

Durham County Council - Council Tax Band B
Tenure - Freehold

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