



Percy Street

Crook DL15 9JQ

Chain Free £95,000





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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Percy Street

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- Three Bedroom Terraced
- EPC Grade D
- Town Center Location

- Modernized Throughout
- Beautiful Kitchen
- Utility Room

- Kitchen/Breakfast Room
- Ground Floor Bathroom
- Rear Yard

A good sized three bedroom terraced home offered the market with no onward chain. The current owners renovated the property in previous years and it is ready for a new buyer to move into. Having gas central heating and upvc double glazing throughout. Layout comprises of: Entrance hallway, Lounge to front, Fully fitted Kitchen/Breakfast room, Utility room and ground floor modern bathroom. To the first floor are three bedrooms. Externally is a rear enclose yard. Located within close walking distance to the town centre of Crook and all local amenities.

GROUND FLOOR

Entrance Hallway

Via uPVC double glazed door.

Lounge

12'00 x 10'10 (3.66m x 3.30m)

Having feature fireplace with electric fire, double central heating radiator and uPVC double glazed window to front.

Kitchen/Breakfast Room

13'03 x 12'06 (4.04m x 3.81m)

With white wall units having laminate work surfaces over, free standing electric cooker with extractor chimney over, modern white sink unit with mixer tap, integrated fridge freezer, tiled splash backs and uPVC double glazed window to rear.

Utility Room

Having base units with laminate work surfaces over, plumbing for washing machine, tiled splash backs, spot lights to ceiling, double central heating radiator.

Ground Floor Bathroom

Fitted with a new white suite having paneled bath with electric shower and screen over, w/c, wash hand basin, double central heating radiator and uPVC double glazed window to rear.

FIRST FLOOR

Bedroom One

14'03 x 12'00 (4.34m x 3.66m)

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

Bedroom Two

13'05 x 8'02 (4.09m x 2.49m)

Having storage cupboard housing gas boiler, double central heating radiator and uPVC double glazed window to rear.

Bedroom Three

10'01 x 5'08 (3.07m x 1.73m)

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

Externally

Externally to the rear is an enclosed yard.

Agents Other Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast broadband available (Highest available download speed 1000 Mbps, Highest available upload speed 220 Mbps)

Mobile Signal/coverage: Likely with EE, Three, O2 and Vodafone

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

Energy Performance Certificate

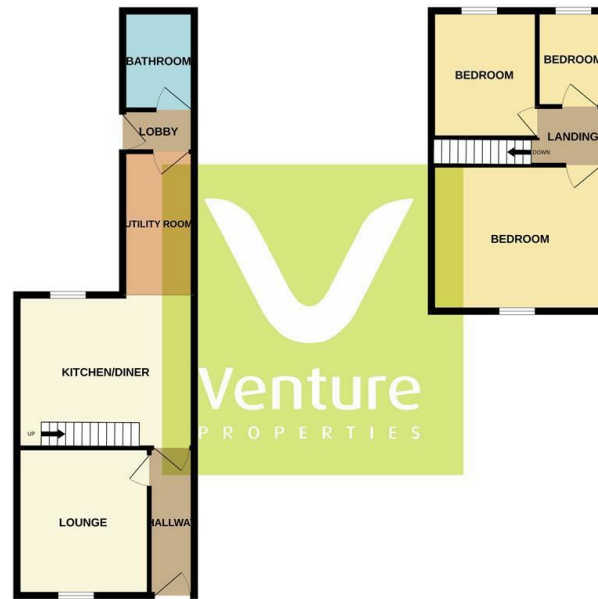
To view the full energy performance certificate for this property please use the link below:

<https://find-energy-certificate.service.gov.uk/energy-certificate/8290-1516-5129-6997-4983>

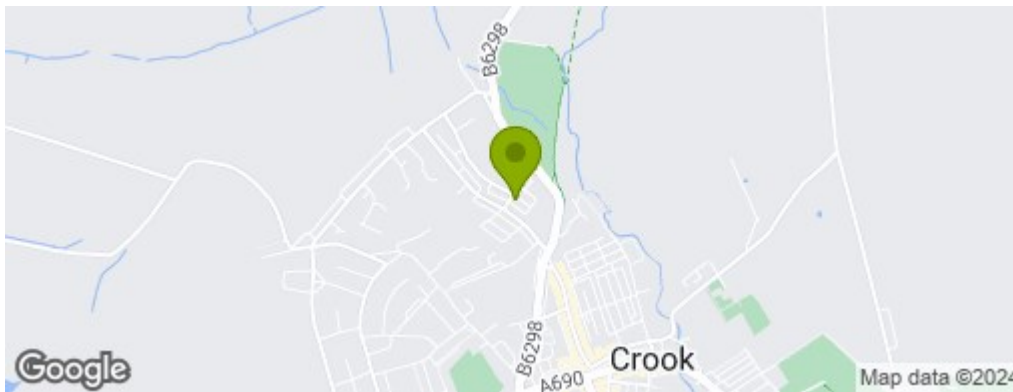
EPC Grade D

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 a guide only. Prospective purchasers should verify all details with the agent and no guarantee is given as to their accuracy or efficiency can be given. Made with Metageni ©2024



Property Information

Durham County Council - Council Tax Band A
Tenure - Freehold

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