



Beechburn Park

Crook DL15 8SA

£180,000





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Beechburn Park

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- Three Bedroom Semi Detached Home
- EPC Grade C
- Driveway

- Garden Room Extension to the Rear
- Open Plan Kitchen
- Popular Location

- Enclosed Private Rear Garden
- Garage/ Workshop
- Walking Distance To Town Center

Nestled in the charming Beechburn Park of Crook, this immaculate three-bedroom semi-detached house presents a great opportunity for those seeking a comfortable and stylish home. The property boasts an extension to the rear, seamlessly blending an open-plan kitchen with a delightful garden room, perfect for relaxing or entertaining guests.

One of the standout features of this property is its private rear garden, offering a serene outdoor space that is not overlooked, providing a peaceful retreat from the hustle and bustle of everyday life. Additionally, the presence of a garage adds convenience and extra storage space for your belongings.

Situated in a popular residential area within walking distance to the town center, this home offers both tranquility and accessibility. Whether you're looking to unwind in your own oasis or explore the nearby amenities, this property caters to a variety of lifestyles. Don't miss out on the chance to make this house your home in the heart of Crook.

GROUND FLOOR

Entrance Hall

Via uPVC double glazed entrance door and storage cupboard.

Lounge

14'8" x 15'5" (4.481 x 4.717)

With wood flooring, open staircase leading to first floor, central heating radiator, uPVC double glazed bay window to front and feature fireplace.

Kitchen

14'7" x 7'10" (4.470 x 2.393)

Fitted with a range of white wall and base units having contrasting work surfaces over, integrated electric oven and hob having extractor chimney over, space for dishwasher and fridge freezer, vertical radiator, stainless steel sink unit with mixer tap, wood flooring and opening to garden room.

Garden Room

14'1" x 7'10" (4.303 x 2.393)

Having wood flooring, feature fireplace housing a wood burning stove, 2 x velux windows and french doors opening into the garden.

FIRST FLOOR

Landing

With uPVC double glazed window to side.

Bedroom One

11'6" x 8'2" (3.509 x 2.499)

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

Bedroom Two

10'6" x 8'2" (3.202 x 2.502)

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

Bedroom Three

6'7" x 6'2" (2.013 x 1.882)

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

Bathroom

Fitted with a modern white suite comprising of panelled bath having mains shower and screen over, wash hand basin, wc, chrome heated towel rail and stoarge cupboard housing gas boiler.

Externally

Externally to the rear is a lovely landscaped rear garden having a stone patio area with steps leading down to a lawn and well stocked garden.

To the front is a driveway allowing for off road parking leading to a single garage. Garage has power and lighting as well as a electric door and access door from inside the house.

Agents Other Information

Tenure: Freehold

Gas and Electricity: Mains (Smart meters)

Sewerage and water: Mains (water meter)

Broadband: Ultrafast Available Highest available download speed 1000 Mbps

Highest available upload speed 220 Mbps

Mobile Signal/coverage: Likely to be good with EE and Three, we recommend you

contact your provider to confirm coverage

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

Energy Performance Certificate Grade to be confirmed

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

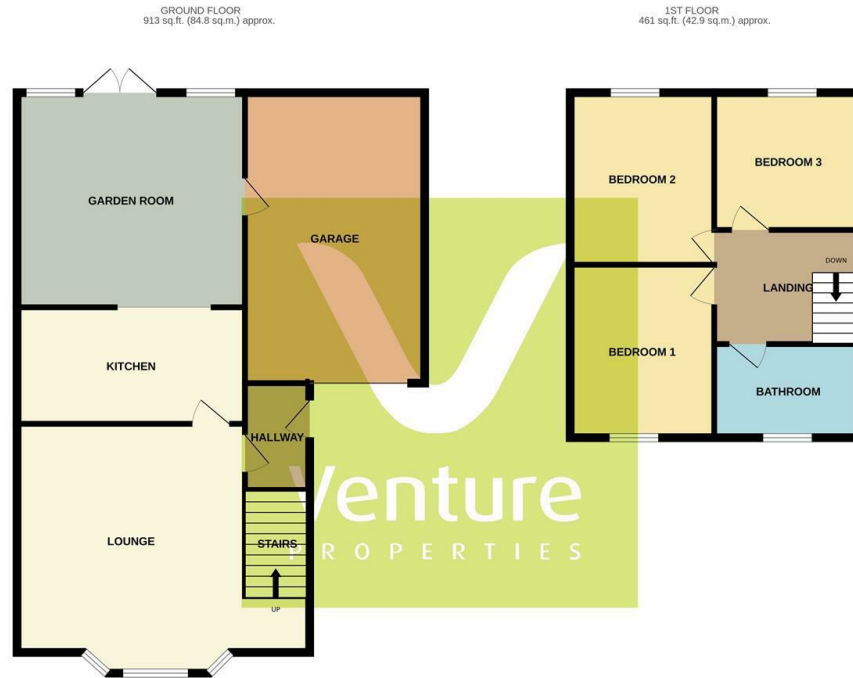
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Energy Performance Certificate

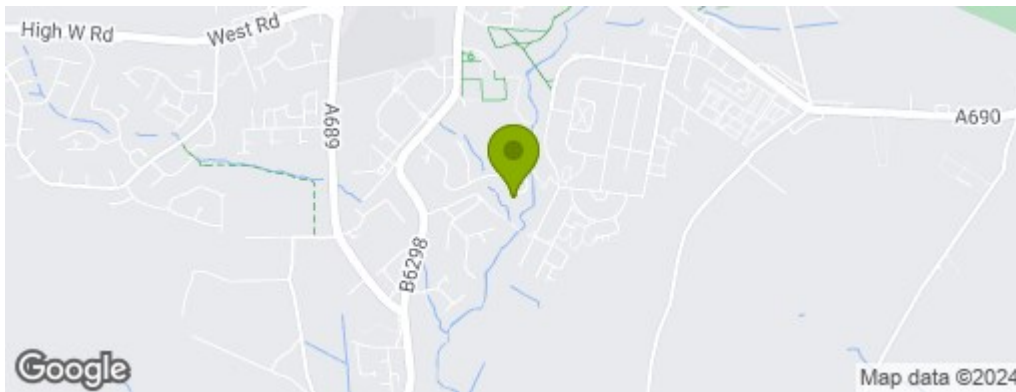
To view the Energy Performance Certificate for this property, please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/7900-7990-0722-3393-3343>

EPC Grade C



TOTAL FLOOR AREA : 1374 sq.ft. (127.6 sq.m.) approx.
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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