



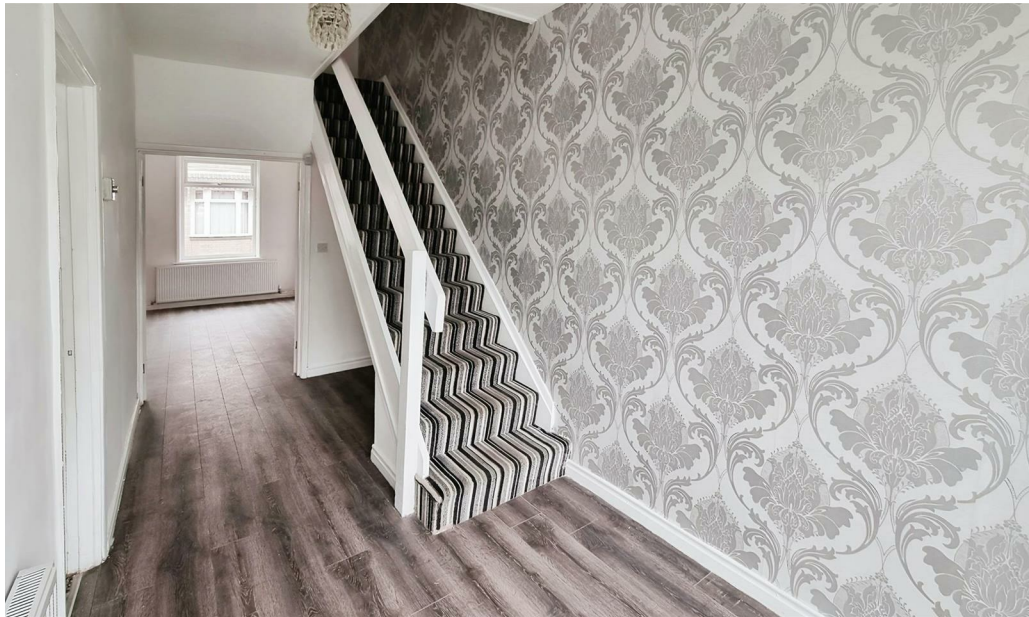
**Milburn Street**

Crook DL15 9DY

**Chain Free £120,000**







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# Milburn Street

Crook DL15 9DY



- Three Bedroom Mid Terraced Home
- EPC Grade D
- Kitchen/Breakfast Room

- Chain Free
- Rear Yard With Outhouse
- Walking Distance To Town Center

- Spacious Layout
- First Floor Shower Room
- Ideal Family Home

Nestled in the heart of Milburn Street, Crook, this charming terraced house offers a fantastic opportunity for those seeking a spacious and well-located home. Boasting three bedrooms, this property is perfect for families or those looking for extra space.

Upon entering, you are greeted by a good-sized lounge, ideal for relaxing or entertaining guests. The kitchen provides ample space for culinary creations and dining. The property also features a rear enclosed yard, complete with a large outhouse, offering potential for various uses such as storage, a workshop, or even a cozy outdoor retreat.

Conveniently situated close to the town center, local shops, and schools, this chain-free property is not to be missed. Whether you're looking to settle down in a welcoming community or seeking a sound investment opportunity, this home ticks all the boxes.

Don't miss out on the chance to make this property your own. Contact Venture today at 01388 741174 to arrange a viewing and take the first step towards calling this delightful house your new home.

## GROUND FLOOR

### Hallway

### Kitchen/Breakfast Room

15'3" x 11'2" (4.673 x 3.415)

A good sized Kitchen diner Fitted with grey modern wall and base units having contrasting work surfaces over, stainless steel sink unit with mixer tap, plumbing for washing machine, space for fridge freezer island and breakfast bar, central heating radiator and uPVC double glazed window to rear.

### Lounge

20'3" x 16'0" (6.179 x 4.880)

Having laminate flooring, 2 x central heating radiators and two windows to front, double doors lead to rear hallway.

## FIRST FLOOR

### Landing

Large Landing area with cupboard having staircase rising to attic

### Bedroom One

16'1" x 13'0" (4.906 x 3.964)

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

### Bedroom Two

15'4" x 12'1" (4.693 x 3.708)

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

### Bedroom Three

11'5" x 7'8" (3.503 x 2.354)

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

### Shower Room/WC

Having walk in shower mains, wc, wash hand basin and chrome heated towel rail.

### Externally

To the rear is a good sized enclosed paved yard with large outhouse.

### Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/9790-3039-1203-0464-8200>

EPC Grade D

### Agents Other Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Available Highest available download speed 1800 mbps.

Highest available upload speed 120 Mbps

Mobile Signal/coverage: Likely to be good with 02

Council Tax: Durham County Council, Band: A Annual price: £ 1621. (Maximum 2024)

This property has been vacant since the end of April 2024, additional council tax charges may be payable upon completion, if a buyer is not moving in and this will be relevant from April 2025.

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.

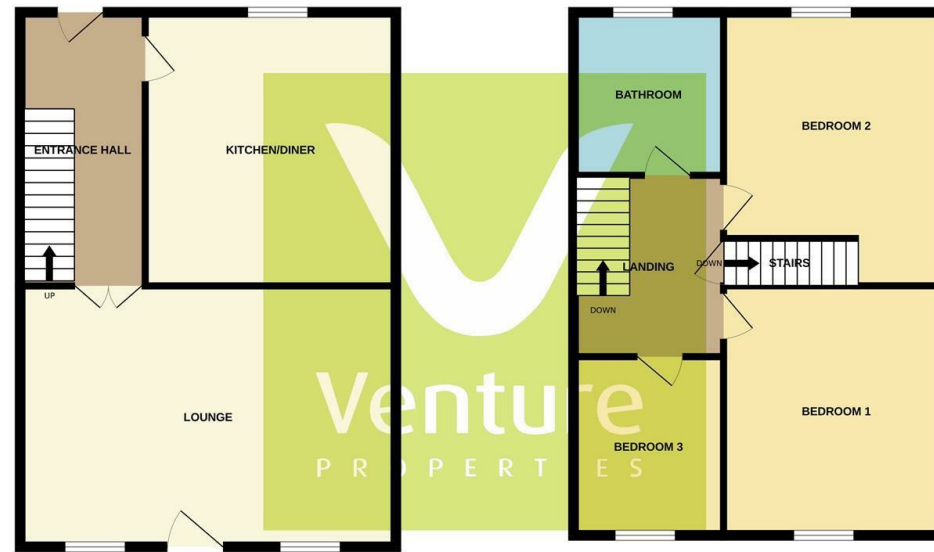
Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea

### Disclaimer

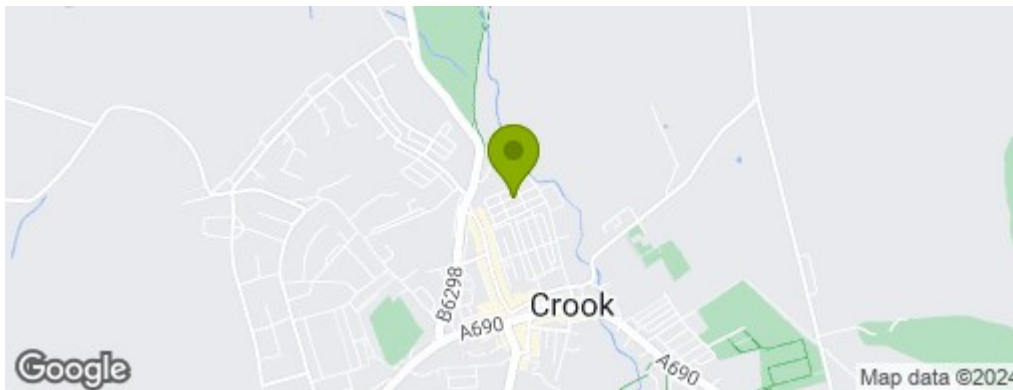
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GROUND FLOOR

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

Durham County Council - Council Tax Band A  
Tenure - Freehold

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