



Newlands View

Crook DL15 8PY

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.



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.

Newlands View

Crook DL15 8PY



- Three bedroom Mid Linked House
- EPC Grade C
- Outhouse

- CHAIN FREE
- Rear Garden
- Popular location

- Rear Conservatory
- Lounge/Diner
- View Today !!!

Welcome to Newlands View, Crook - a good sized terraced house that could be your next family home! This chain-free property boasts three bedrooms, perfect for a growing family or those in need of extra space.

As you step inside, you'll be greeted by a spacious lounge/diner, ideal for entertaining guests or simply relaxing with your loved ones. The addition of a conservatory allows for plenty of natural light to flood the space, creating a warm and inviting atmosphere.

With a total of 915 sq ft, this property offers a good-sized living space for you to make your own. The front garden provides a lovely outdoor area where you can enjoy a morning cup of tea or watch the sunset after a long day.

Don't miss out on the opportunity to own this delightful family home in Crook. Book a viewing today and envision the possibilities that this property holds for you and your loved ones.

GROUND FLOOR

Hallway

Upvc double glazed door, stairs to first floor and central heating radiator.

Lounge

11'6" x 13'1" (3,517 x 3,992)

Central heating radiator and uPVC double glazed window to front.

Dining area

10'10" x 9'1" (3,325 x 2,772)

With laminate flooring, central heating radiator and patio doors to rear.

Kitchen

9'10" x 10'7" (3,012 x 3,246)

Wall and base units with contrasting work surfaces over, stainless steel sink unit with mixer tap, slot for gas oven, storage cupboard and central heating radiator.

Conservatory

10'7" x 10'1" (3,246 x 3,074)

Having tiled flooring and uPVC double glazed window and doors to rear.

FIRST FLOOR

Landing

Having storage cupboard housing gas boiler.

Bathroom

Fitted with a white suite comprising of panelled bath with electric shower over, wc wash hand basin and central heating radiator.

Bedroom One

13'1" x 10'6" (4,004 x 3,202)

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

Bedroom Two

11'9" x 8'2" (3,585 x 2,500)

Fitted cupboard, central heating radiator and uPVC double glazed window to front.

Bedroom Three

7'5" x 8'10" (2,274 x 2,713)

Central heating radiator and uPVC double glazed window to front.

Externally

Externally to the rear is an enclosed garden whilst to the front is a further garden area and outhouse.

Agents Other Information

Tenure: Freehold

Electricity: Mains (Smart Meter)

Gas: Mains via Combi Boiler (Smart Meter)

Sewerage and water: Mains

Broadband: Superfast available Highest available download speed 50-70 Mbps,

Highest available upload speed 24 Mbps

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

Council Tax: Durham County Council, Band: A Annual price: £1547.03 (Maximum 2024)

Energy Performance Certificate Grade C

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

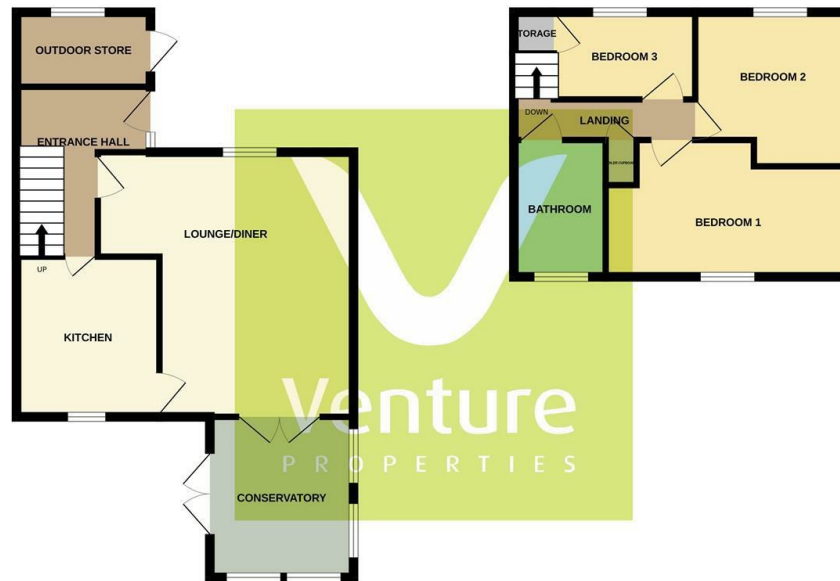
To view the full Energy Performance Certificate please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/8234-5621-9400-0474-1206>

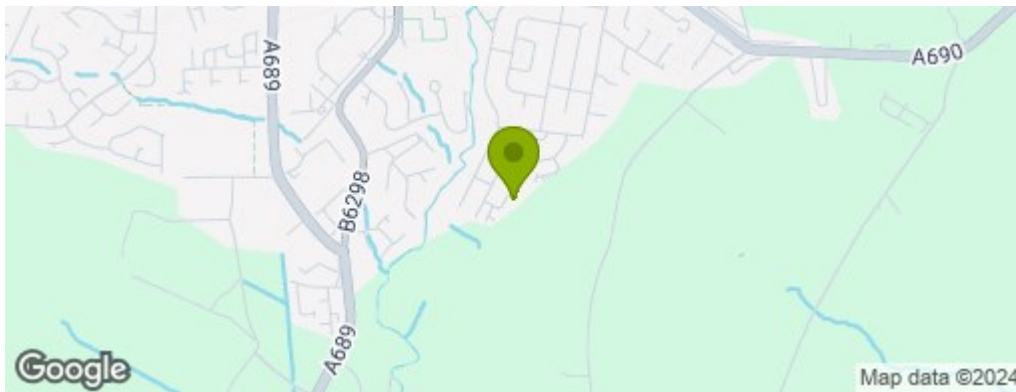
EPC Grade C

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.
Made with Metreplan ©2024.



Property Information

Durham County Council - Council Tax Band A
Tenure - Freehold

01388 741174

5 South Street, Crook, DL15 8NE
crook@venturepropertiesuk.com