



Hollowdene

Crook DL15 8LD

By Auction £110,000





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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Hollowdene

Crook DL15 8LD



- FOR SALE VIA ONLINE AUCTION STARTING BID £110,000 TERMS AND CONDITIONS APPLY
- EPC Grade D
- First Floor Bathroom

- In need of modernisation
- Lounge Diner
- Gas Central Heating

- Three Bedrooms
- Kitchen plus Store Room
- Enclosed Gardens

FOR SALE VIA ONLINE AUCTION. TERMS AND CONDITIONS APPLY. STARTING BID £110,000

Nestled in the charming Hollowdene area of Crook, this delightful three-bedroom semi-detached house is a perfect opportunity for those looking to create their dream home. Boasting two reception rooms, this property offers ample space for entertaining guests or simply relaxing with your loved ones.

The property features three well-proportioned bedrooms, ideal for a growing family or those in need of a home office space. The first-floor bathroom adds convenience and completes the layout of this lovely home.

With gardens at the front and rear, there is plenty of outdoor space to enjoy the fresh air and perhaps cultivate a beautiful garden. The added bonus of a garage provides secure parking for your vehicles, along with space for storage.

While the property requires modernisation, this presents a fantastic chance to put your own stamp on the house and create a space that truly reflects your style and preferences. The lounge diner, kitchen, and store room offer a great foundation to work with and transform into a modern and comfortable living space.

Don't miss out on this wonderful opportunity to own a charming semi-detached house in a desirable location. With a bit of vision and effort, this property has the potential to become the home you've always dreamed of.

Ground Floor

Entrance Hall

Accessed via a UPVC entrance door, stairs rise to the first floor and access to an under stair cupboard. Central heating radiator.

Lounge Diner

11'9" x 24'11" (3.593 x 7.598)

Two UPVC windows at either end of the room, two radiators, gas fire set on decorative hearth and surround.

Kitchen

9'7" x 8'4" (2.941 x 2.564)

Cream base units with ample space for free standing appliances, UPVC window and sink. Storage cupboard and obscured window and historic serving hatch through to the dining room.

Store Room

9'9" x 7'5" (2.973 x 2.280)

Having UPVC door and window to the rear.

First Floor

Landing

Stairs rise from the entrance hall, UPVC window, loft access and access to a linen storage cupboard housing the gas central heating boiler.

Bedroom One

9'4" x 11'2" (2.856 x 3.424)

Located to the rear elevation of the property having UPVC window and central heating radiator.

Bedroom Two

11'5" x 8'3" (3.500 x 2.536)

Located to the front elevation of the property having UPVC window and central heating radiator.

Bedroom Three

8'6" x 9'2" (2.602 x 2.809)

Located to the front elevation of the property having UPVC window and central heating radiator. Access to a useful cupboard over the stairs.

Bathroom/wc

Having bath, WC, wash hand basin, two obscured UPVC windows and chrome heated towel rail.

Exterior

To the front of the property driveway allowing off road parking with an area of lawn to one side. Whilst to the rear is an enclosed lawned garden blinded by fencing.

Garage

Having up and over door power and lighting.

Energy Performance Certificate

To view the full energy performance certificate please use the link below:
<https://find-energy-certificate.service.gov.uk/energy-certificate/1434-2721-4400-0812-1296>

EPC Grade D

Additional Property Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast Available Highest available download speed 45 Mbps

Highest available upload speed 7 Mbps

Mobile Signal/coverage: Likely to be good with 02, 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: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

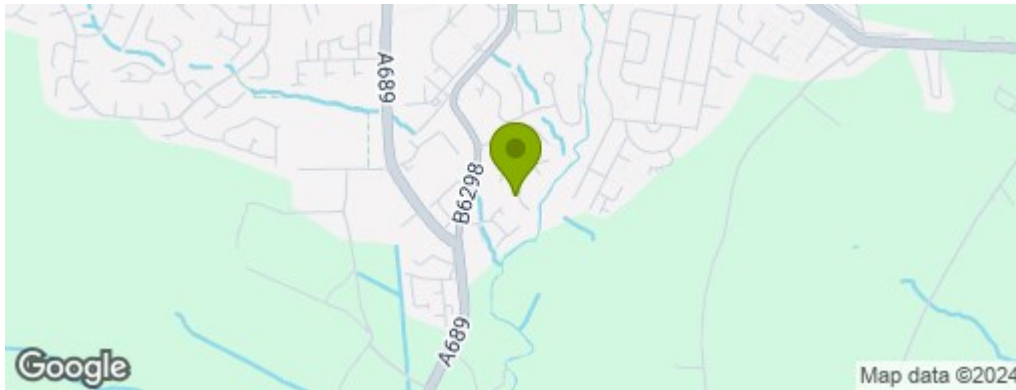
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GROUND FLOOR

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 B
Tenure - Freehold

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