



Woodfield Hill

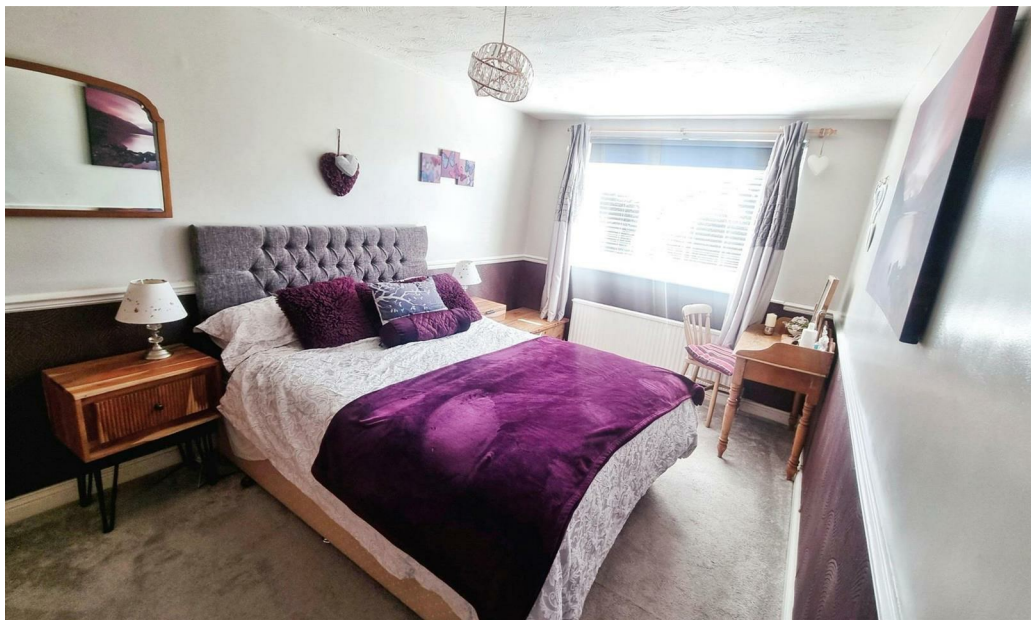
Crook DL15 9NU

Chain Free £182,500





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Woodifield Hill

Crook DL15 9NU



- Three Bedroom End Terraced Home
- EPC Grade D
- Garage to Rear

- CHAIN FREE
- Bedrooms On Lower Floor
- Spacious Family Home

- Scandinavian Style Property
- Front & Rear Gardens
- South Facing

Welcome to this lovely three-bedroom end-terraced Scandinavian style home located in the serene Woodifield Hill, Crook. This property boasts a unique layout with the bedrooms situated on the lower floor, offering a cozy and private living space.

As you step into this delightful home, you are greeted by garden room, A modern fitted kitchen/diner, inner hallway and a spacious lounge room perfect for entertaining guests or relaxing with your family. The property features one bathroom, and an upstairs WC ensuring convenience for all residents.

One of the standout features of this home is the picturesque views it offers. Imagine waking up to stunning vistas every morning and unwinding in the tranquillity of your surroundings.

Parking will never be an issue with the provision for two vehicles, including a garage for added convenience. The chain-free status of this property provides you with the flexibility to make it your own without any delays.

Don't miss the opportunity to own this unique Scandinavian style home with its distinctive layout and beautiful views. Contact us today to arrange a viewing and make this charming property your new home in Woodifield Hill, Crook.

FIRST FLOOR

Garden Room

Having tiled flooring and uPVC patio doors and windows to rear.

Kitchen/Diner

18'9" x 11'6" (5.733 x 3.510)

A family sized kitchen diner fitted with a modern range of wall and base units having contrasting work surfaces over, integrated eye level electric oven and separate electric hob, ceramic sink unit with mixer tap, integrated dishwasher, space for fridge freezer and plumbing for washing machine, breakfast bar, central heating radiator, ample space for a dining table and uPVC double glazed window to side.

Cloaks WC

With wc, wash hand basin.

Inner Hallway

With useful storage cupboards, central heating radiator, stair case leading to the lower floor and uPVC double glazed window to side.

Lounge

17'11" x 15'1" (5.479 x 4.614)

Looking out to the front garden a good sized lounge with large uPVC double glazed window to front, feature fireplace with gas fire and central heating radiator.

GROUND FLOOR

Lower Landing

With stairs from the first floor and storage cupboard.

Bedroom One

14'0" x 9'1" (4.275 x 2.790)

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

Bedroom Two

11'9" x 8'5" (3.598 x 2.574)

L Shaped room having central heating radiator and uPVC double glazed window to side.

Bedroom Three

11'0" x 5'4" (3.373 x 1.638)

A single bedroom with electric wall heated and uPVC double glazed window to side.

Shower Room/WC

Fitted with a double walk-in shower cubicle having mains shower over, wc, wash hand basin set to vanity unit, chrome heated towel rail and extractor fan.

Store room

10'10" x 8'9" (3.309 x 2.669)

Currently used as a store room however has previously been a play room, this room allows an extra space on the ground floor to suite your family's needs.

Rear Lobby

With tiled flooring, water tap and rear entrance door to garden.

Externally

Externally are gardens to front side and rear offering a lovely outside space to enjoy. The rear has steps leading down to a decking area & tiered garden, whilst steps lead down to the bottom south facing garden which is laid to lawn.

Additionally is a single garage with up and over door.

Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/2134-6021-1400-0581-2292>

EPC Grade D

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast Available Highest available download speed 80 Mbps

Highest available upload speed 20 Mbps

Mobile Signal/coverage: Likely for O2 and limited for other service providers. We recommend you contact your provider to confirm coverage

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

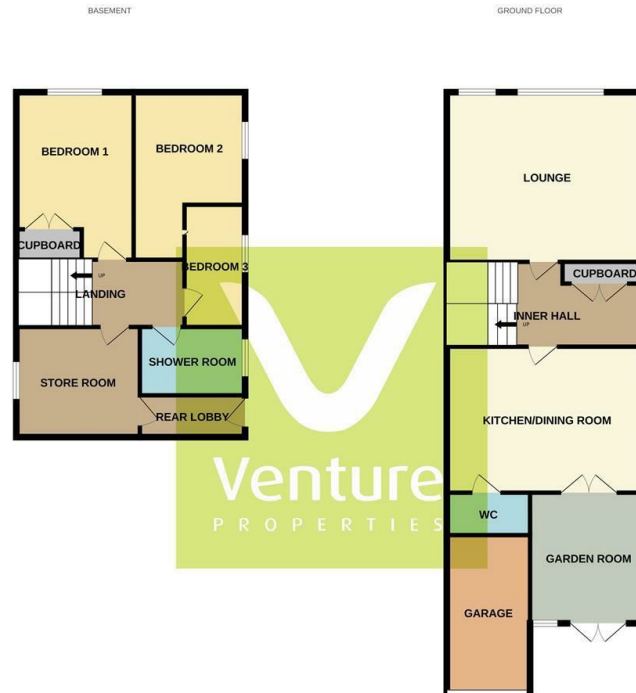
Energy Performance Certificate Grade D

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.

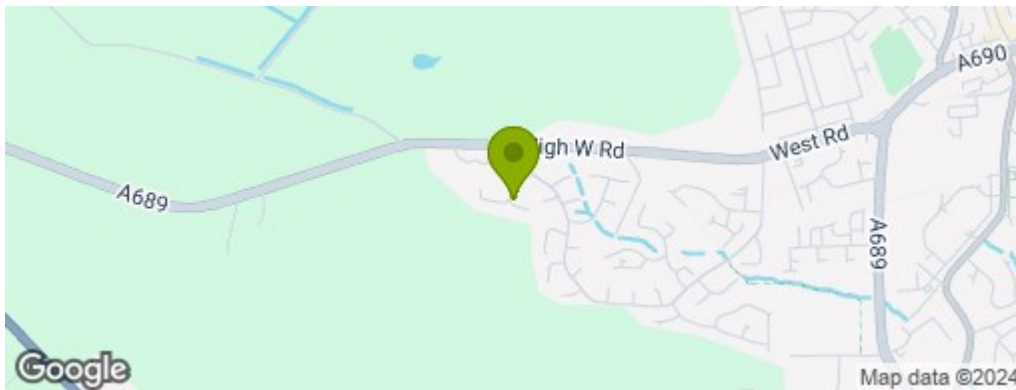
Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

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While 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 errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The floorplan, graphics and appearance of items shown are often limited and no guarantee as to their exactness or efficiency can be given. Made with Metagen ©2024



Property Information

Durham County Council - Council Tax Band B
Tenure - Freehold

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