



Clemitson Way

Crook DL15 9GQ

Chain Free £185,000





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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Clemitson Way

Crook DL15 9GQ



- Four Bedroom Property
- EPC Grade C
- Master Bed En-Suite

- Well Planned Accommodation
- CHAIN FREE
- Viewing Essential

- Extensive Gardens
- Garage and Parking
- Popular Residential Development

Welcome to Clemitson Way, Crook - a lovely four-bedroom mid-terrace home that is ready for you to move in and make your own! This charming property boasts two reception areas, perfect for entertaining guests or simply relaxing with your family.

The modern design and décor throughout the house creates a warm and inviting atmosphere, making it easy for you to envision yourself living here. The kitchen, bathrooms, and en suite have all been recently replaced, ensuring that you have all the modern conveniences at your fingertips.

With UPVC double glazing and gas central heating, you can rest assured that this home is not only stylish but also energy-efficient. Parking for two vehicles, a garage, and an enclosed garden provide ample space for your cars and outdoor activities.

Don't miss out on the opportunity to own this wonderful property in Crook - book a viewing today and start picturing your new life in this beautiful home!

Ground Floor

Entrance

Access in welcoming entrance hall, stairs rise to the first floor, central heating radiator, UPVC window and access to an under stair cupboard.

WC

Having WC, corner wash hand basin, central heating radiator and extraction fan.

Lounge Diner / play Room

A beautifully appointed and spacious reception room which can be utilised to suit your needs. Having UPVC patio doors to the rear and UPVC window to the front. Two central heating radiators and ample space for living and dining furniture.

Kitchen Diner

Again another spacious and welcoming space, the kitchen area is fitted with a range of base units, laminate wood effect work surfaces over and tiled splash backs. One and half bowl sink unit with UPVC window above, integrated double over and gas hob with extraction fan over, fridge freezer and washing machine.

The dining area has central heating radiator and UPVC window to the front. Double opening doors lead back into the hallway.

This could easily be changed back to two rooms if needed.

First Floor

Landing

Stairs rise from the entrance hall and provide access to the first floor accommodation, the loft and to a useful storage cupboard. Central heating radiator.

Bedroom One

Located to the front elevation of the property having UPVC window, central heating radiator and double fitted wardrobe.

En-Suite/WC

Having double shower cubicle, WC and wash hand basin, partially tiled, ceiling spot lights, extraction fan and central heating radiator.

Bedroom Two

Also located to the front elevation of the property having UPVC window, central heating radiator and double fitted wardrobe.

Bedroom Three

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

Bedroom Four

Having UPVC window and central heating radiator.

Bathroom/WC

Fitted with a three piece suite comprising bath, WC, wash hand basin and obscured UPVC window. Ceiling spot lights and extraction fan.

Exterior

To the front of the property is a paved pathway to the front door and lawn to either side. Whilst to the rear there is a lower gardenia lay laid to lawn.

Garage

Having up and over door, power and lighting.

Energy Performance Certificate

To view the full energy performance certificate for this property please use the link below:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0586-3005-4204-7399-3200>

EPC Grade C

Additional Property Information

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available download speed 1000 Mbps. Highest available upload speed 220 Mbps.

Mobile Signal/coverage: Likely with O2 and Vodafone. We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: D Annual price: £2,320.54 (Maximum 2024)

Energy Performance Certificate Grade C

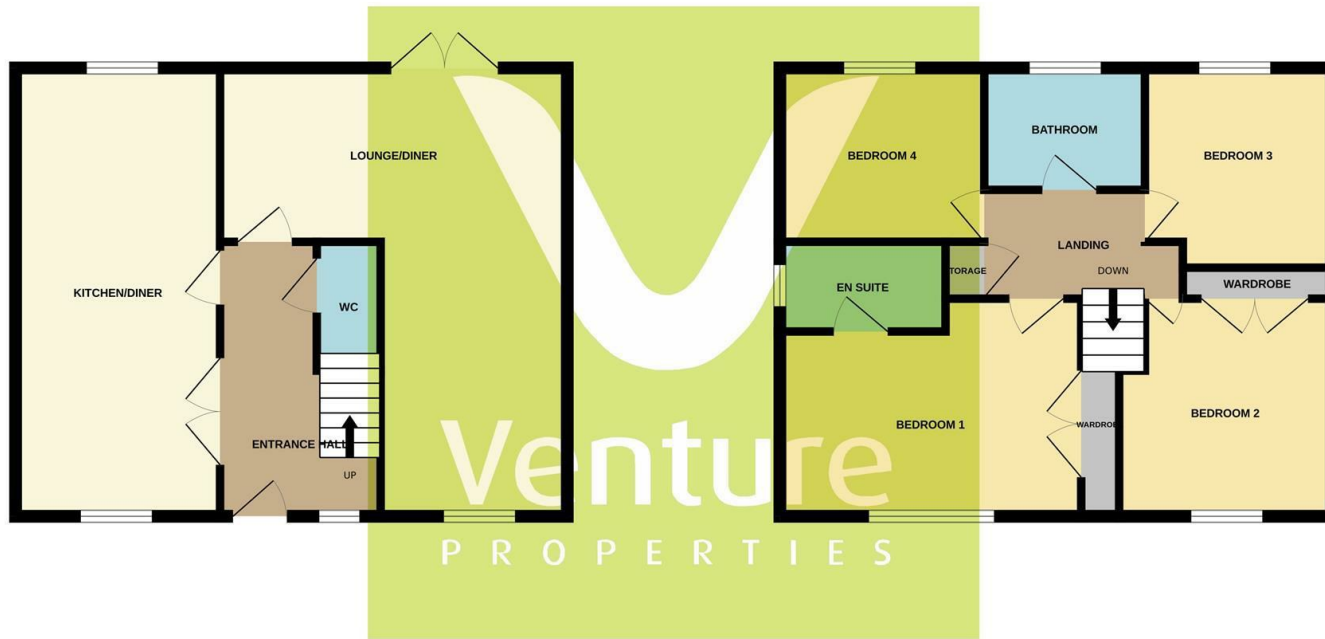
Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing. Flood Risk: Low chance of surface water flooding. Very low chance of flooding from rivers and the sea.

Disclaimer

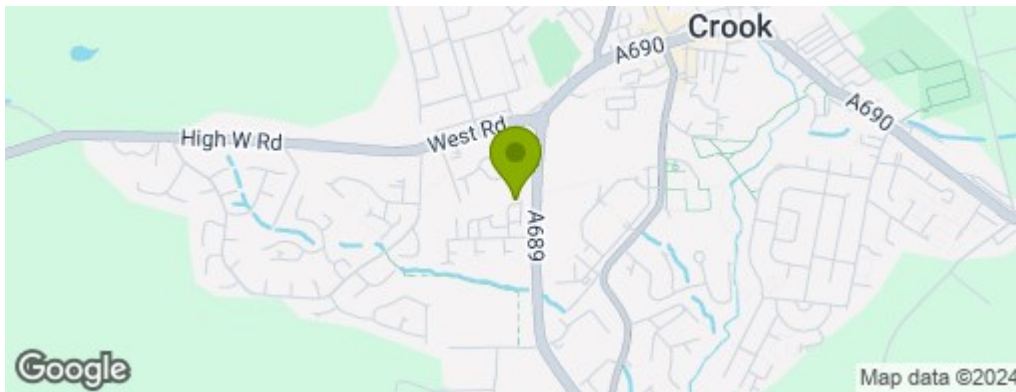
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GROUND FLOOR

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 D
 Tenure - Freehold

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