



**Weavers Croft**

Crook DL15 8JY

**Chain Free £180,000**







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# Weavers Croft

Crook DL15 8JY



- Three Bedroom Detached House
- EPC Grade C
- Ideal Family Home

- Popular Residential Location
- Well Presented Throughout
- Lovely Garden to Rear

- Close to Town Centre
- Parking for Two Cars
- Single Garage

A modern THREE BEDROOM DETACHED HOME with sunny LANDSCAPED REAR GARDEN, GARAGE AND DRIVE TO FRONT. The property offers a spacious layout with a great kitchen & dining area to the rear, lounge, ground floor WC and entrance hallway. To the first floor are THREE BEDROOMS and a family BATHROOM. Externally to the front is a open plan front gravelled garden and driveway allowing parking for two vehicles and leading to single garage providing a further parking space, Whilst to the rear is a lovely sunny landscaped rear garden with paved patio area and artificial grass.

## Ground Floor

### Entrance Porch

Via front entrance door.

### Entrance Hallway

Having central heating radiator and stairs rising to first floor.

### Ground Floor Cloaks WC

Having WC, wash hand basin, central heating radiator and uPVC double glazed window.

### Lounge

15'6" x 9'11" (4.747 x 3.031)

Having double central heating radiator, laminate wood flooring, and uPVC double glazed window to front.

### Kitchen/Dining Room

17'9" x 9'8" (5.420 x 2.953)

Fitted with a range of white wall and base units having laminate work surfaces, integrated electric oven, with electric hob and extractor chimney over, sink unit with mixer tap, plumbing for washing machine, space for fridge freezer, tiled splash backs, wine rack, space for fridge freezer, to the dining end of the kitchen is space for dining table central heating radiator and uPVC double glazed french doors leading to rear garden.

## First Floor

### Landing

Having loft hatch.

### Bedroom One

13'5" x 9'10" (4.112 x 3.006)

Having double central heating radiator and uPVC double glazed window to front having views.

### Bedroom Two

11'4" x 10'8" (3.472 x 3.257)

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

### Bedroom Three

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

### Bathroom/WC

Fitted with paneled bath having mains shower over, WC, wash hand basin, central heating radiator, tiled splash backs.

### Externally

Externally to the front is a open plan front gravelled garden and driveway leading to single garage. Whilst to the rear is a lovely sunny landscaped rear garden with paved patio area and artificial grass.

### Energy Performance Certificate

The Energy Performance Certificate for the above property can be viewed at the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/8334-6329-2409-0769-4226>

EPC Grade C

### Other General 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 Three, O2 and Vodafone. We recommend contacting your service provider for further information.

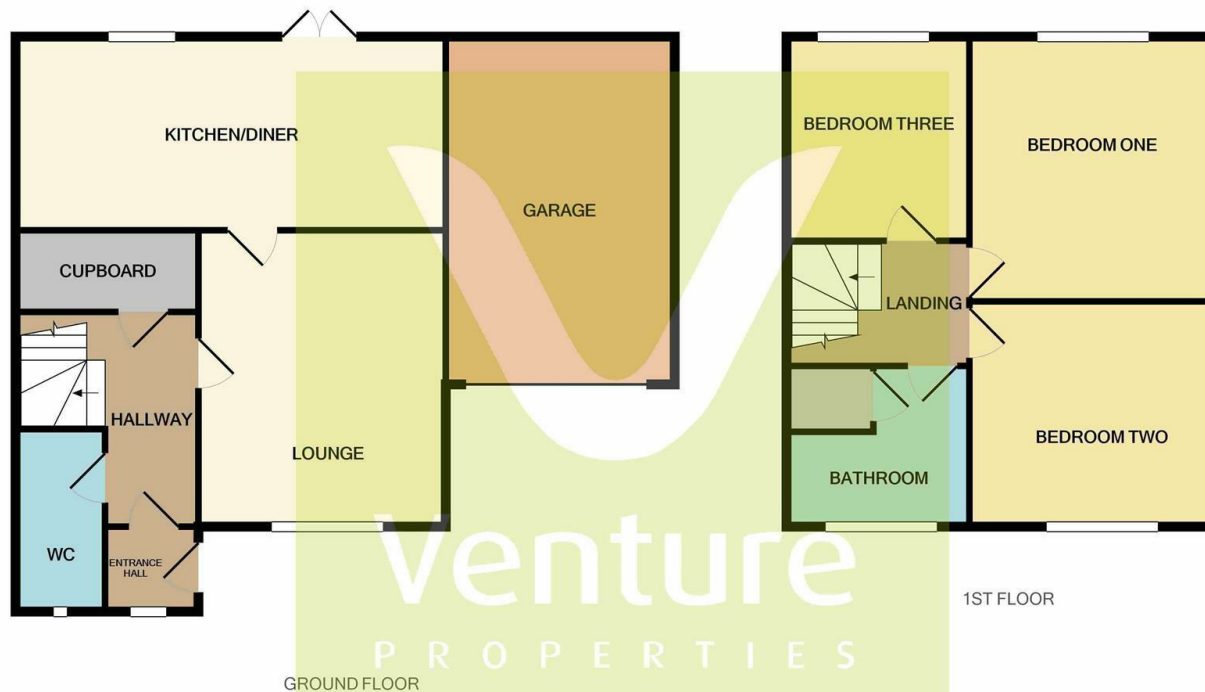
Council Tax: Durham County Council, Band: D Annual price: £2,436.06 (Maximum 2025)

Energy Performance Certificate Grade TBC

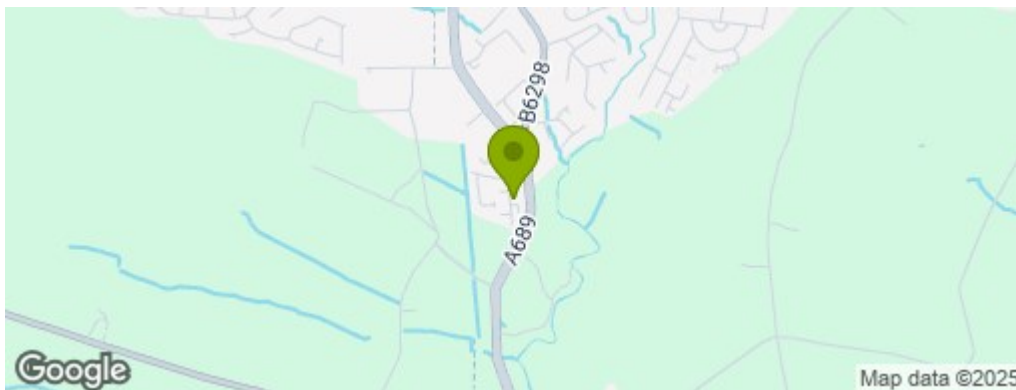
Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing. Flood Risk: High risk of surface water flooding. Very low risk of flooding from rivers and the sea.

### Disclaimer

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Whilst every attempt has been made to ensure the accuracy of the floor plan 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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