



**Lister Terrace**

Crook DL15 9JL

**Chain Free £175,000**





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# Lister Terrace

## Crook DL15 9JL



- Beautifully Appointed Three Bedroom Terraced Home
- EPC Grade D
- Gas Central Heating

- Modern Decor Throughout
- Kitchen Plus Diner
- Four Piece Bathroom Suite

- Two Reception Rooms
- UPVC Double Glazed
- Spacious Enclosed Garden

CHAIN FREE - Nestled in the heart of Crook, this charming three-bedroom terraced house on Lister Terrace presents an excellent opportunity for families and professionals alike. The property boasts a modern decor that enhances its inviting atmosphere, making it a delightful place to call home.

Upon entering, you will find two spacious reception rooms that offer versatility for both relaxation and entertaining. These well-proportioned spaces are perfect for family gatherings or quiet evenings in. The modern touches throughout the house create a fresh and contemporary feel, ensuring that you can move in with ease and comfort but yet retaining original features.

The location is particularly advantageous, as it is situated close to the town centre, providing convenient access to a variety of local amenities, shops, and services. This prime position allows for a vibrant lifestyle, with everything you need just a short stroll away.

With three bedrooms, this property is ideal for those seeking ample living space. Whether you require extra rooms for family members, a home office, or guest accommodation, this house meets those needs with grace.

This three-bedroom terraced house on Lister Terrace is a must-see for anyone looking to settle in Crook. Its modern decor, spacious reception areas, and prime location make it a standout choice in the market. Do not miss the chance to view this lovely home; it could be the perfect fit for you and your family.

### GROUND FLOOR

#### Entrance Porch

Wooden door leads into entrance vestibule and a door leads into the inner hallway.

#### Inner Hallway

Stairs rise to the first floor, central heating radiator and wall panelling to half height which flows upstairs throughout the landing.

#### Lounge

12'11" x 12'10" (3.943 x 3.922)

A double opening leads into the lounge area. Continuing engineered wood flooring, inglenook housing multi fuel stove with wooden mantle over, central heating radiator and box bay UPVC window enjoying views over the enclosed rear garden.

#### Dining Room

12'9" x 15'0" (3.890 x 4.588)

Having engineered wood flooring, open inglenook with brick hearth and wooden mantle over, central heating radiator, UPVC sash window and access to a useful understand storage cupboard.

#### Kitchen Diner

13'2" x 6'7" (4.030 x 2.015)

Access via a composite door leading into the kitchen having contrasting high gloss base and wall mounted storage units with white work surfaces over, dropped ceramic sink, integrated washing machine and dishwasher with ample space for further free standing appliances. UPVC windows, ceiling spot lights, and tiled flooring. An opening leads into to the dining area with a raised seating area, velux roof lights, point spot lighting, feature wall panelling to half height and vertical anthracite radiator.

### FIRST FLOOR

#### Landing

Stairs rise from the inner hallway and provide access to the first floor accommodation via a split level stair case, access to a useful storage cupboard and an area which would make an ideal office space.

#### Bedroom One

15'1" x 10'6" (4.618 x 3.224)

Located to the rear elevation of the property a generous size double bedroom having central heating radiator and UPVC sash window.

#### Bedroom Two

13'1" x 10'3" (4.000 x 3.146)

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

#### Bedroom Three

5'11" x 9'7" (1.818 x 2.943 )

Having UPVC window and central heating radiator.

#### Bathroom/WC

A delightful bathroom designed to relax fitted with a four piece suite comprising free standing bath, shower cubicle, WC and wash hand basin set in a wooden vanity. Chrome heated towel rail and radiator, ceiling spot lights, obscured sash window and tiled flooring.

### Externally

To the rear of the property is an enclosed yard area whilst to the front is a lovely garden bounded by hedgerows, mainly laid to lawn with a paved patio seating area and raised flower bed borders.

### Energy Performance Certificate

To view the Energy Performance Certificate for the property please use the following link:-

<https://find-energy-certificate.service.gov.uk/energy-certificate/0219-3944-5202-8604-9200>

EPC Grade D

### 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: Limited with a number of different service providers. We recommend contacting your provider for further information.

Council Tax: Durham County Council, Band: A Annual price: £1,547.03 (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

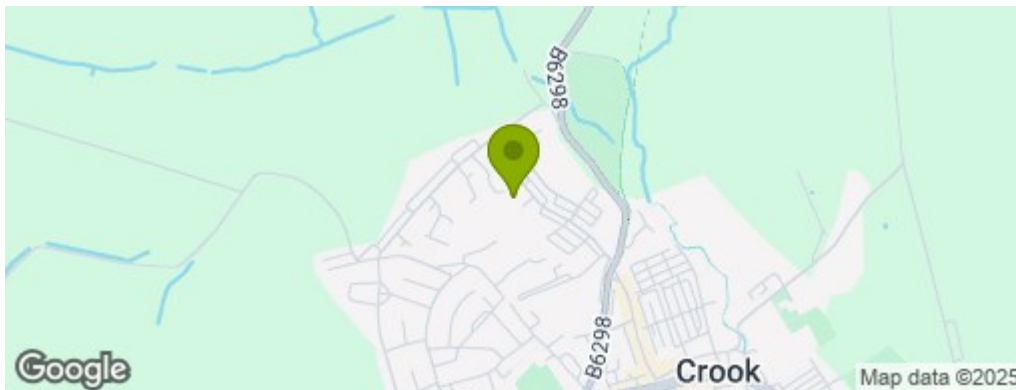
The preceding details have been sourced from the seller, OntheMarket.com and other third parties. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Venture Properties (Crook) Limited cannot accept liability for any information provided.

### Agents Note

Please note that some fixtures and fittings, soft furnishings, furniture items and light fittings will be available by separate negotiation.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance 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 floorplan 12/2024



## Property Information

Durham County Council - Council Tax Band A  
Tenure- Freehold

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