



Coronation Street
Crook DL15 9JF
Chain Free £105,000





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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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Coronation Street

Crook DL15 9JF



- Three Bedroom Mid Terrace
- EPC Grade D

- Garden to the rear
- Double Glazing

- Gas Central Heating
- Garage within walking distance

Nestled in Coronation Street, Crook, this delightful terraced house offers a perfect blend of comfort and practicality. Spanning an impressive 1,044 square feet, the property boasts two inviting reception rooms, ideal for both relaxation and entertaining guests.

The residence features three well-proportioned bedrooms, providing ample space for family living or accommodating guests. The single bathroom is conveniently located, ensuring ease of access for all occupants.

This home is perfect for those seeking a warm and welcoming environment in a friendly neighbourhood. With its traditional terraced design, the property exudes character while offering the modern conveniences required for contemporary living.

Whether you are a first-time buyer or looking to invest in a rental property, this charming house on Coronation Street presents an excellent opportunity. Do not miss the chance to make this lovely home your own.

Ground Floor

Entrance Porch

UPVC double glazed front entrance door, tiled floor. Timber and glazed door through to the hallway

Entrance Hallway

Dado rail, coving to ceiling, wall light points, central heating radiator and timber door to understair cupboard

Lounge

12'11" x 10'5" (3.94 x 3.20)

Timber fire surround, electric fire, double central heating radiator, UPVC double glazed bay window, coving to ceiling and ceiling rose

Dining Room

14'2" x 12'9" (4.32 x 3.91)

With Marble fire surround, inset and hearth with gas fire, UPVC double glazed window, double central heating radiator, central heating radiator, coving to ceiling, wall light points. Timber door with staircase to the first floor

Kitchen

17'10" x 5'10" (5.46 x 1.78)

With a range of white wall and base units, laminated working surfaces over, inset single drainer sink unit, mixer tap over, tiled splash backs, UPVC double glazed window, integral appliances including electric oven, gas hob and extractor hood over, plumbing and space for washing machine, Vinyl floor, central heating radiator and UPVC double glazed rear entrance door

Bathroom/wc

With panelled bath, wc, pedestal wash hand basin, separate shower cubicle being tiled with electric shower, Vinyl floor, central heating radiator, opaque UPVC double glazed window and tiled walls

First Floor

Landing

Leading to the loft area which the seller has advised is fully boarded for storage and fitted with a ladder for access.

Bedroom one

14'2" x 10'7" (4.34 x 3.25)

UPVC double glazed window and central heating radiator, Overstairs storage cupboard

Bedroom two

12'4" x 9'10" (3.78 x 3.00)

UPVC double glazed window, central heating radiator and fitted wardrobes

Bedroom three

14'7" x 5'10" (4.47 x 1.78)

UPVC double glazed window and central heating radiator

Exterior

Immediately to the front of the property there is a forecourt, whilst to the rear there is an enclosed yard. Across the rear lane there is a good sized garden.

There is also a garage within walking distance of the property located nearer the end of Coronation Street

Energy Performance Certificate

To view the full Energy Performance Certificate please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/6137-0124-0200-0834-6222>

EPC Grade D

Agents Note

We understand this property is unregistered, therefore at the point of purchase first registration will be required. For further information please contact your legal representative or solicitors for clarification.

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, we would recommend speaking to your mobile provider.

Council Tax: Durham County Council, Band: A. Annual price: £1,547.03 (Maximum 2024)

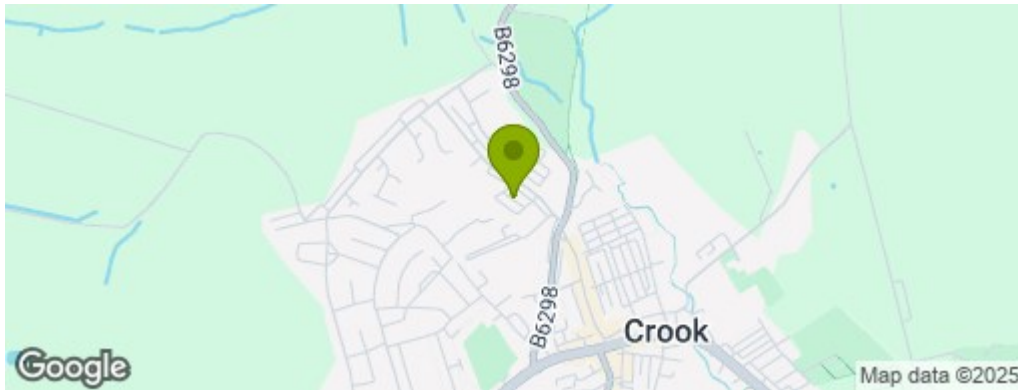
Energy Performance Certificate Grade D

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 and flooding from the rivers and 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.



Property Information

Durham County Council - Council Tax Band A
Tenure - Freehold

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