



Acacia Gardens

Crook DL15 9NA

Chain Free £110,000





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Acacia Gardens

Crook DL15 9NA



- CHAIN FREE
- EPC Grade D
- Ground Floor WC plus First Floor Bathroom

- Neutral Décor Throughout
- Gardens
- UPVC Double Glazed

- Three Bedroom Semi Detached
- Kitchen Plus Potential Utility Room
- Gas Central Heating

A recently refurbished three bedroom semi detached property located in Acacia Gardens within walking distance of Crook with all its amenities. The property in brief comprises of entrance hall, kitchen, ground floor WC and storage room plus a lounge and to the first floor three bedrooms and family bathroom. Externally the property has a garden to the front with gated access to an enclosed garden at the rear. The property has undergone a vast refurbishment program in recent months and is ready for someone to move straight into.

Ground Floor

Entrance Hallway

Accessed via composite entrance door leading into a spacious hallway, stairs rise to the first floor, UPVC window, access to an under stair storage cupboard and central heating radiator.

Lounge

11'0" x 13'3" (3.375 x 4.047)

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

Kitchen

8'5" x 15'0" (2.590 x 4.587)

Refitted kitchen comprising grey wall and base units, with contrasting black laminate work surfaces over and tiled splash backs. Inset Stainless steel sink with mixer taps over, integral appliances including electric oven, hob and extraction fan over. Ample space for further free standing appliances as required. Central heating radiator and two UPVC windows to the rear elevations and newly fitted flooring

Potential Utility Room

Having UPVC door leading the area garden area and UPVC double glazed window with extraction fan.

Cloakroom/WC

Located at the far end of the kitchen with a white suite including WC, wash hand basin with opaque UPVC double glazed window and newly fitted flooring.

First Floor

Landing

Stairs rise from the entrance hall and provide access to the first floor accommodation, the loft and a useful storage cupboard housing the gas central heating boiler. There is a UPVC window to the side elevation.

Bedroom One

8'10" x 11'6" (2.717 x 3.527)

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

Bedroom Two

9'11" x 8'10" (3.039 x 2.708)

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

Bedroom Three

8'1" x 5'2" (2.474 x 1.586)

Located to the front elevation of the property having UPVC window and central heating radiator with access to a useful over stair storage cupboard.

Bathroom/WC

A white bathroom suite comprising bath with tiled splash backs, WC and wash hand basin, two obscured UPVC windows, chrome heated towel rail and newly fitted flooring.

Exterior

To the front of the property there is a pathway to the front door with lawned areas at either side. To the rear is a garden area bounded by fencing.

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/0732-1029-6209-0382-0292>

EPC Grade D

Other General Information

Tenure: Freehold

Gas and Electricity: Mains (Pre-payment meter)

Sewerage and water: Mains

Broadband: Ultrafast broadband available Highest available download speed - 9000 Mbps, Highest available upload speed 9000 Mbps

Mobile Signal/coverage: Limited, we would recommend speaking with your provider regarding coverage

Council Tax: Durham County Council, Band: A Annual price: £1,624.04 (Maximum 2025)

This property has been vacant for a number of months, additional council tax charges may be payable upon completion.

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: low risk of surface water flooding, very low risk of flooding from rivers and the sea

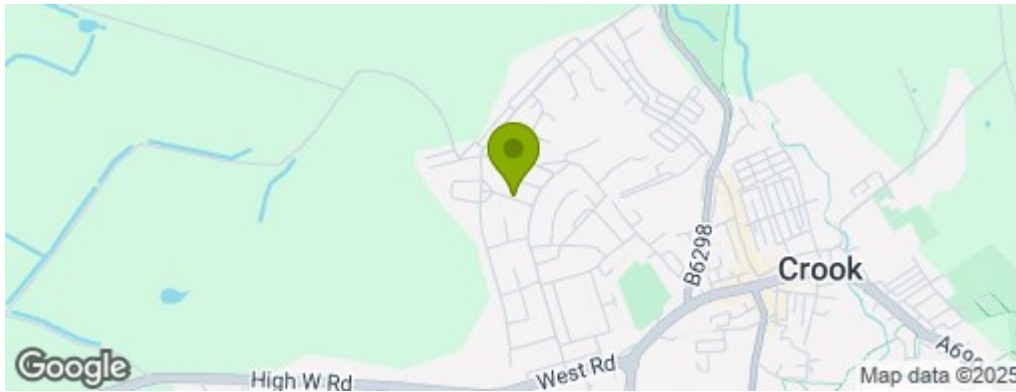
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GROUND FLOOR



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 A
Tenure - Freehold

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