



**Sandringham Road**

Crook DL15 9DH

**Offers Over £75,000**







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# Sandringham Road

Crook DL15 9DH



- CHAIN FREE
- EPC Grade D
- Two Reception Rooms

- Two Bedrooms
- Rear Yard
- Downstairs WC & Utility Room

- Short Walk to Town Centre
- Close to Amenities
- Neutral Décor

CHAIN FREE - TWO BEDROOM mid terraced house which is located within WALKING DISTANCE of Crook town centre. The accommodation in brief comprises : entrance porch, lounge with feature fireplace, separate dining room, fitted kitchen with appliances and a very useful ground floor cloakroom/utility. Whilst to the first floor there are two bedrooms and a fitted bathroom/WC. Gas central heating and UPVC Double glazed.

## Ground Floor

### Entrance Porch

UPVC double glazed front entrance door and a door into the lounge.

### Lounge

14'05 x 12'09 (4.39m x 3.89m)

With feature timber fire surround, inset and hearth with electric fire, UPVC double glazed window, double central heating radiator, wall light points, coving and ceiling rose to ceiling, dado rail and access to an under stairs cupboard.

### Dining Room

11' x 7'06 (3.35m x 2.29m)

UPVC double glazed window, laminated floor, central heating radiator and staircase to the first floor. A opening leads into the kitchen.

### Kitchen

12'07 x 6'01 (3.84m x 1.85m)

Laminated wall and base units, laminated working surfaces over, inset single drainer sink unit, UPVC double glazed window, tiled splash backs, integral appliances including electric oven, electric hob and extractor hood over, space for fridge freezer, concealed wall mounted boiler, central heating radiator, tiled floor and UPVC double glazed rear door.

## Cloakroom/WC and Utility Room

Laminated working surfaces over, plumbing and space for washing machine, WC, pedestal wash hand basin, tiled floor and opaque UPVC double glazed window.

## First Floor

### Landing

Stairs rise from the dining room and provide access to the first floor accommodation.

### Bedroom One

14'05 max x 10'03 (4.39m max x 3.12m)

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

### Bedroom Two

10'05 x 8'04 (3.18m x 2.54m)

UPVC double glazed window and central heating radiator.

## Bathroom/WC

With a white suite including panelled bath, mains shower over, shower screen, WC, pedestal wash hand basin, tiled splash backs, opaque UPVC double glazed window and access to a useful linen storage cupboard.

## Exterior

Immediately to the rear of the property there is an enclosed yard.

## Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/0456-2893-6496-2100-0061>

EPC Grade D

## Additional Property Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Highest available download speed 1800

Mbps Highest available upload speed 220 Mbps

Mobile Signal/coverage: Likely with EE, Three and O2

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

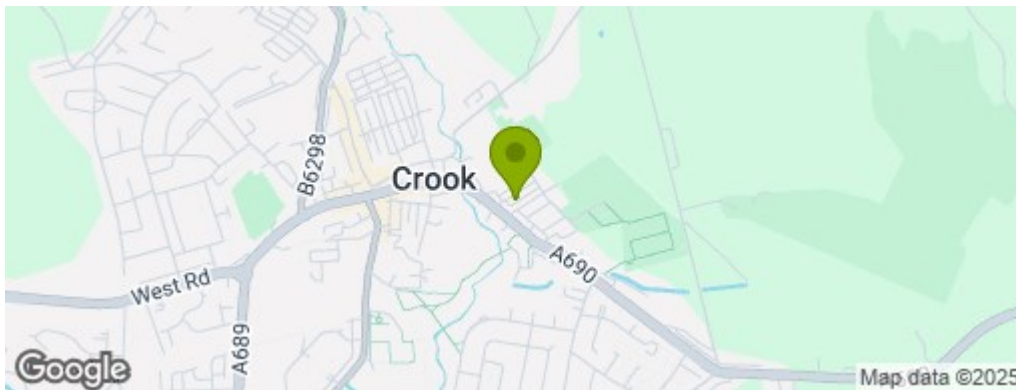
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## Property Information

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