

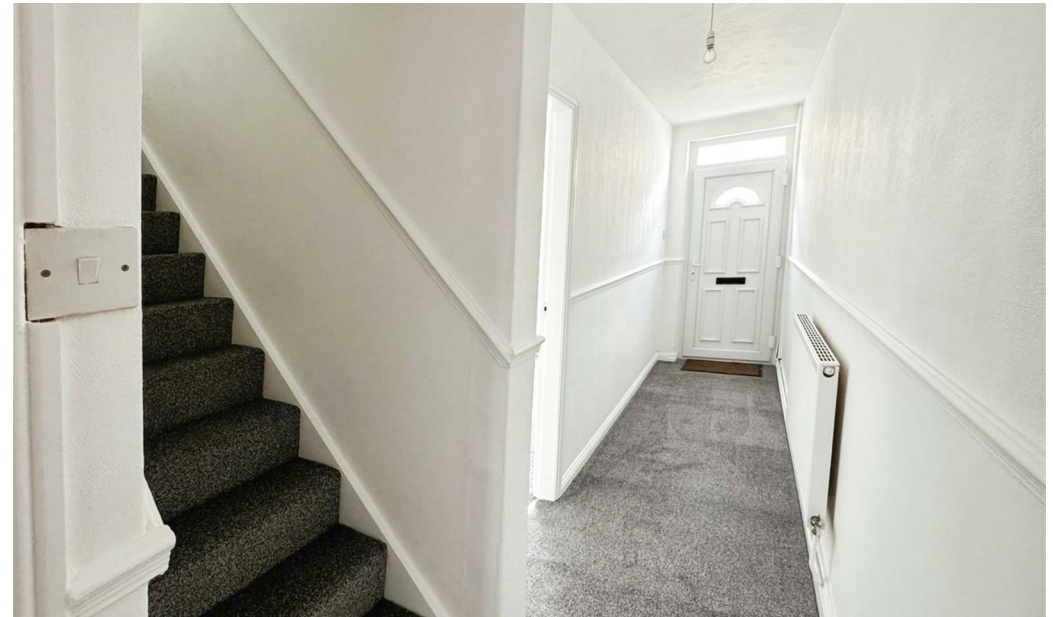


Wilson Street

Crook DL15 9EA

Chain Free £85,000





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.



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.

Wilson Street

Crook DL15 9EA



- Chain Free
- EPC Grade D
- Freshly Decorated with some New Flooring

- Four Bedrooms
- Ground Floor Bathroom
- UPVC Double Glazed and Gas Central Heating

- Two Reception Rooms
- Kitchen
- Town Centre Location

Nestled in the heart of Crook on Wilson Street, this deceptively spacious four-bedroom house presents an excellent opportunity for both families and investors alike. Recently fully redecorated, the property boasts a fresh and modern aesthetic, complemented by all new flooring throughout, ensuring a comfortable and inviting atmosphere.

The prime town centre location offers convenient access to a variety of local amenities, including shops, schools, and transport links, making it an ideal choice for those seeking a vibrant community lifestyle. The generous living space is perfect for family gatherings or entertaining guests, while the four well-proportioned bedrooms provide ample room for relaxation and privacy.

This property not only serves as a wonderful family home but also stands as a promising investment opportunity, given its desirable location and spacious layout. Whether you are looking to settle down or expand your property portfolio, this house on Wilson Street is certainly worth considering. Don't miss the chance to make this charming residence your own.

Ground Floor

Entrance

Accessed via a UPVC entrance door, stairs rise to the first floor, central heating radiator and access to a useful storage cupboard with cloaks hanging facilities.

Lounge

13'4" x 11'11" (4.088 x 3.649)

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

Dining Room

12'11" x 17'7" (3.939 x 5.374)

Having UPVC window and central heating radiator.

Kitchen

7'0" x 11'11" (2.145 x 3.652)

Fitted with base units, laminate work surfaces over, tiled splash backs with space

and plumbing for free standing appliances. Stainless steel sink unit with UPVC window above, central heating radiator and the gas central heating boiler can be found here.

Rear Entrance

A door leads to the rear year and there is access to a further useful storage cupboard.

Bathroom/WC

Fitted with a three piece suite comprising bath, WC and wash hand basin. Obscured UPVC window, central heating radiator and extraction fan.

First Floor

Landing

Stairs rise from the entrance hall and provide access to the first floor accommodation.

Bedroom One

12'5" x 11'10" (3.794 x 3.627)

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

Bedroom Two

11'9" x 9'8" max (3.592 x 2.970 max)

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

Bedroom Three

7'6" x 11'10" plus 4'11" x 7'0" (2.296 x 3.617 plus 1.502 x 2.154)

Also located to the front elevation having UPVC window and central heating radiator.

Bedroom Four

6'10" x 12'1" (2.105 x 3.699)

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

Exterior

To the rear of the property is an enclosed yard with gated access to the rear.

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/0928-1023-7211-3485-7924>

EPC Grade D

Other General Information

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available download speed 1800

Mbps. Highest available upload speed 220 Mbps.

Mobile Signal/coverage: Likely with EE and O2. We recommend contacting your service provider for further information.

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

Energy Performance Certificate Grade D

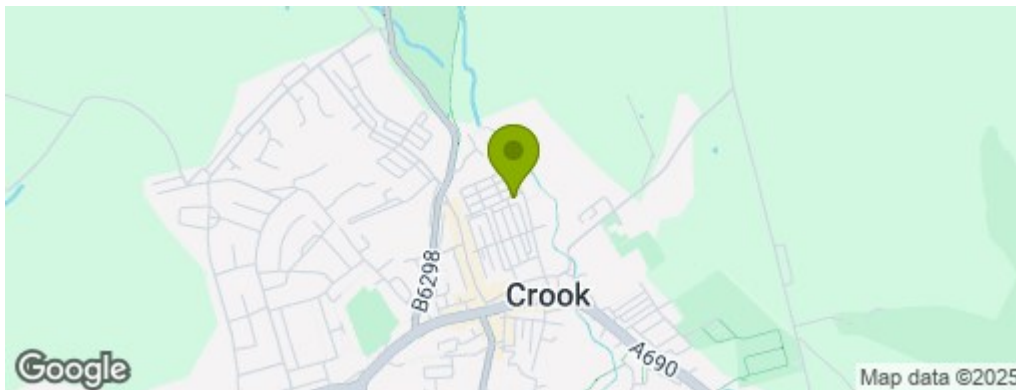
Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing. Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

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.



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 errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The area, location and appearance of the property is not intended and no guarantee as to their quality or efficiency can be given. Made with Metagen 02025



Property Information

01388 741174

5 South Street, Crook, DL15 8NE
crook@venturepropertiesuk.com