



VENTURE
PLATINUM

Beckside Mews | Crook
£300,000



Located in the charming area of Beckside Mews, Crook, this beautiful three-bedroom detached house offers a perfect blend of comfort and modern living. The property boasts three spacious reception rooms, providing ample space for relaxation and entertainment.

The open-plan living space for the ground floor is a highlight, creating a warm and inviting atmosphere that is perfect for family gatherings or hosting friends, alternatively if this is not to your choice easily changed to make separate rooms subject to the necessary consents. The well-appointed kitchen seamlessly flows into the dining and living spaces, ensuring that you can enjoy quality time with loved ones while preparing meals.

The master bedroom features an en suite bathroom, providing a private sanctuary for relaxation. The additional two bedrooms are generously sized, making them ideal for family members, guests, or even a home office. With two bathrooms, as well as a ground floor WC, morning routines will be a breeze for everyone in the household.

Outside, the property is complemented by an enclosed rear garden, offering a safe and tranquil space for children to play or for you to unwind in the fresh air. The driveway provides parking and there is additional land to the side, which could be utilised for further landscaping or outdoor activities.

This delightful home in Beckside Mews is perfect for those seeking a peaceful yet convenient lifestyle, with local amenities and transport links just a stone's throw away. Don't miss the opportunity to make this lovely property your own.

Ground Floor

Entrance

Accessed via a composite door, stairs rise to the first floor, central heating radiator and doors leading to the ground floor accommodation.

Lounge 3.565 x 7.182 (11'8" x 23'6")

Having UPVC window to the front, central heating radiator and bi folding doors to the rear gardening. An opening swoops round to the kitchen area. There is access to an under stair storage cupboard.

Kitchen Area 7.305 x 2.780 (23'11" x 9'1")

Fitted with grey high gloss base and some wall units with granite work surfaces over. Dropped sink unit, Integrated washing machine, dish washer, double oven and grill with hob and extraction fan. With ample space for further free standing appliances if required. UPVC window, anthracite floor to ceiling radiator with an opening gliding into the dining area. Breakfast bar seating and under plinth lighting.

Dining Area

Ample space for a dining table and chairs if required, UPVC window, central heating radiator and again a further opening through to the snug/secondary living area.

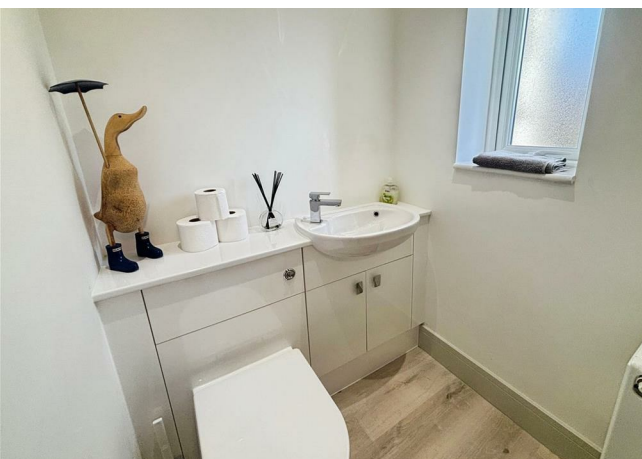
Snug 2.819 x 5.469 (including wc) (9'2" x 17'11" (including wc))

Ample space for living furniture with UPVC window and central heating radiator. A door leads to the rear garden.

Cloakroom/WC

Fitted with WC and wash hand basin built into a vanity storage cabinet, central heating radiator, obscured UPVC window, extraction fan and ceiling spot lights.





First Floor

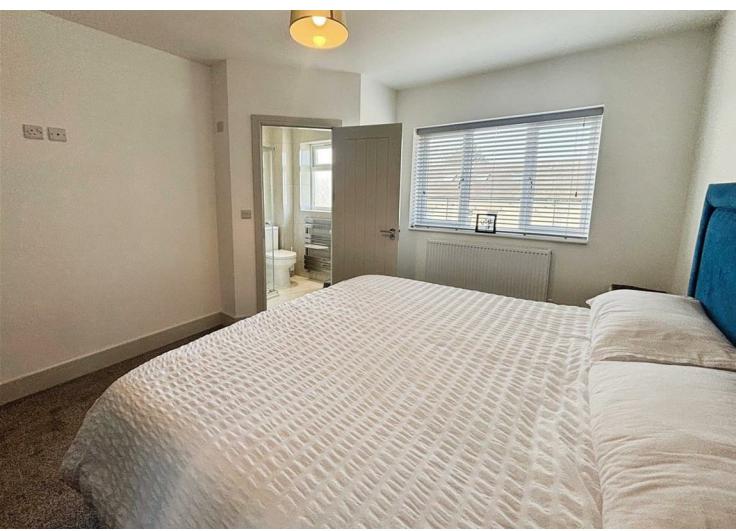
Landing

Stairs rise from the entrance and provide access to the first floor accommodation and to a useful storage cupboard

Bedroom One 4.252 x 3.672 (13'11" x 12'0")

Located to the front elevation of the property a spacious and welcoming room with UPVC window and central heating radiator.





Ensuite/WC

Fitted with a three piece suite comprising of corner shower cubicle with mains fed shower and handheld shower attachment, WC, wash hand basin set in a vanity storage cabinet, chrome heated towel rail, extraction fan, ceiling spot lights and obscured UPVC window.

Bedroom Two 4.445 x 2.814 (14'6" x 9'2")

Also located to the front elevation of the property having UPVC window and central heating radiator. The loft can be accessed from this room via a pull down ladder. It is our understanding the loft is boarded for additional storage and has lighting.

Bedroom Three 2.858 x 3.619 (9'4" x 11'10")

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



Bathroom/WC

A beautifully appointed four piece bathroom suite having bath with central mixer tap, corner shower cubicle with mains fed shower and separate handheld shower head attachment, WC and wash hand basin built into a vanity storage cabinet, chrome radiator, ceiling spot lights, obscured UPVC window and extraction fan.

Exterior

To the front of the property a paved pathway leads to the front door with lawn laid to either side and beyond off road parking for two vehicles.

To the rear of the property the garden is mainly laid to lawn with a patio seating area bounded by fencing. Gated access to the side of the property.

As an extra addition the vendor has purchased the land to the side of the property. This could have multiple uses for the new vendor - simply an extension to your rear garden, create further off road parking or a garage (subject to the necessary consents and planning).

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/6390-5235-0332-1003-3293>

EPC Grade B

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: D Annual price: £2,436.06 (Maximum 2025)

Energy Performance Certificate Grade B

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.

Conservation Area: The property is in a Conservation Area: Crook designated 1975. Amended 2013.

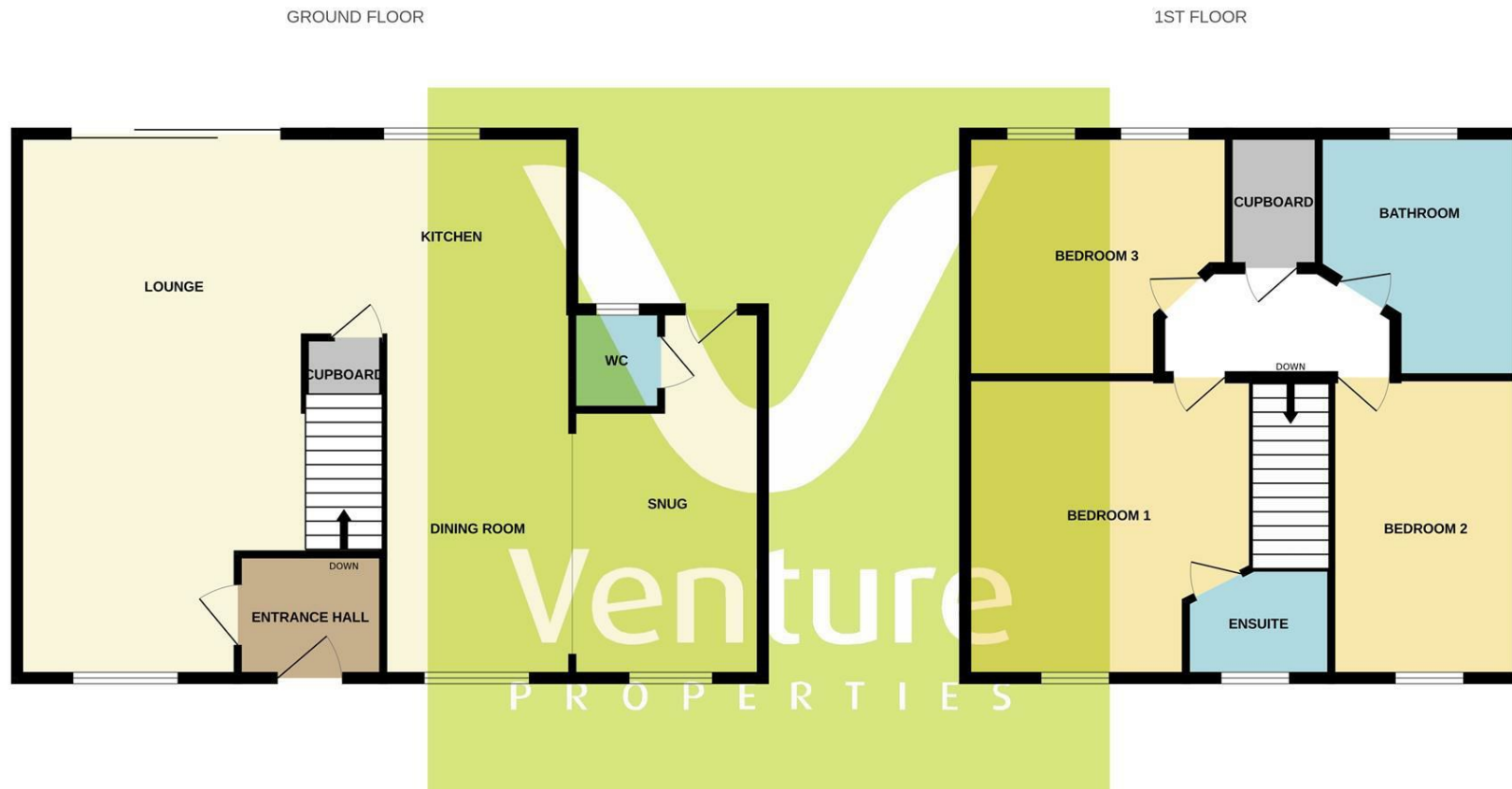
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9 Beckside Mews | Crook



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

5 South Street, Crook, DL15 8NE

01388 741174
www.venturepropertiesuk.com