



VENTURE  
PLATINUM



High West Road | Crook  
£290,000





Beautiful period property Built in 1910 on High West Road in the charming town of Crook, this beautifully restored semi-detached house offers an ideal family home. With three well-proportioned bedrooms and a spacious bathroom, this property is designed for comfortable living. The two reception rooms provide ample space for relaxation and entertaining, making it perfect for family gatherings or hosting friends.

One of the standout features of this home is its south-facing front garden, which bathes the property in natural light throughout the day. Additionally, a lovely secret garden awaits at the rear, offering a tranquil retreat for those seeking a bit of peace and quiet. The property also boasts a double garage and a lengthy driveway, providing parking for up to seven vehicles, a rare find in this sought-after area.

The house retains many period features, adding character and charm to the spacious layout. This combination of modern comfort and traditional elegance makes it a truly unique offering in Crook. Whether you are looking for a family home or a place to entertain, this property is sure to impress. Don't miss the opportunity to make this delightful house your new home.

## Ground Floor

### Entrance Porch

Front Entrance into Vestibule With timber front entrance door, parquet flooring, original stained-glass windows through to Vestibule has original timber and stained-glass window and door through to

### Entrance Hallway

With original restored wood flooring and open plan spindle staircase to the first floor, timber door to under stairs cupboard, original cornice to ceiling, central heating radiator.

### Lounge 4.182 x 4.013 (13'8" x 13'1")

With uPVC double glazed bay window in hardwood Brazilian mahogany frame, feature restored stone exposed fireplace housing multi burning stove, cornice and ceiling rose to ceiling, original restored wood flooring, central heating radiator. Open through to:-

### Dining Room 3.971 x 3.669 (13'0" x 12'0")

UPVC large double-glazed window to rear elevation, feature restored stone exposed fireplace, original restored wood flooring, double central heating radiator, cornice and ceiling rose to ceiling.

### Kitchen/Breakfast room 6.396 x 2.800 (20'11" x 9'2")

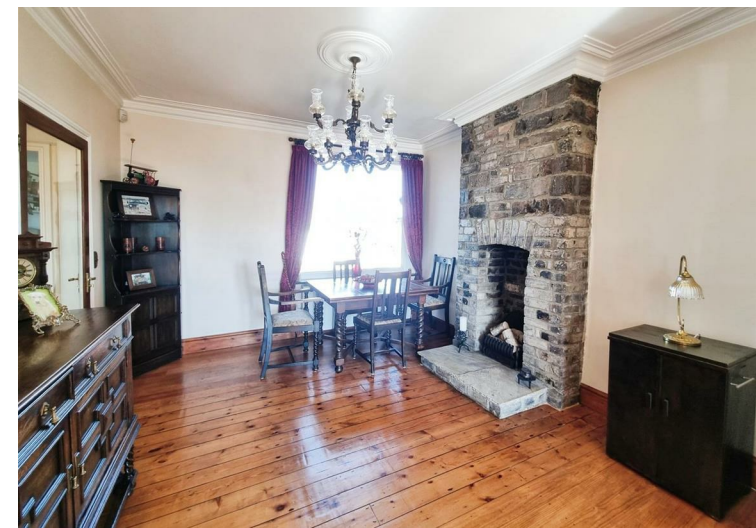
Fitted with a range of timber painted wall and base units, timber edged heat-resistant tiled working surfaces, large Belfast sink unit, uPVC double glazed window, vertical radiator, beamed ceiling, plumbing and space for dish washer, tiled floor and ample space for a table as required. Arch through to a further kitchen area with uPVC window and uPVC Velux window, cooking facilities with gas cooker point, stainless steel splash back and plumbing and space for washing machine.

### Rear Entrance Vestibule

Tiled floor and rear entrance door.

### Cloakroom/wc

Cloakroom/wc Fitted with a white suite including wc, wash hand basin with mixer tap, tiled floor, laminated panelled walls and opaque UPVC double glazed window.







## First Floor

### Galleried Landing

Galleried Landing A split level galleried landing with spindle balustrade, coving to ceiling and fixed staircase to the second floor.

### Bedroom One 3.648 x 2.835 (11'11" x 9'3")

UPVC double glazed window to front, double central heating radiator, fitted wardrobes and drawers to one wall.







#### Bedroom Two 3.600 x 2.972 (11'9" x 9'9")

UPVC double glazed window to rear, central heating radiator, fitted wardrobes to one wall and coving to ceiling.

#### Bedroom Three 2.648 x 1.947 (8'8" x 6'4")

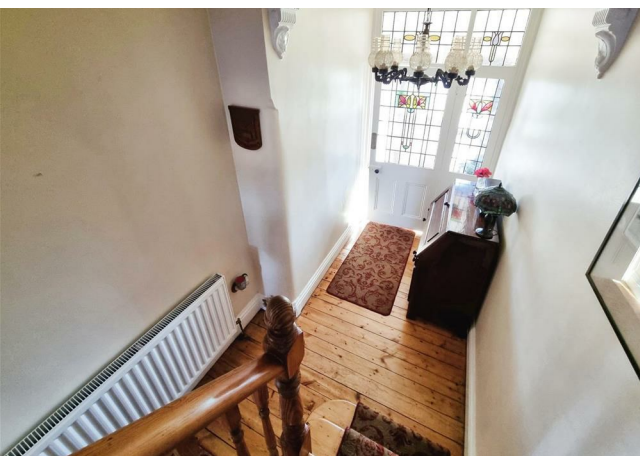
UPVC double glazed window to front and coving to ceiling.

#### Bathroom/wc

Extensively fitted with a white suite including original Edwardian free standing roll top bath with chrome fittings, wc, pedestal wash hand basin, lighting, separate shower cubicle with mains shower being tiled, traditional central heating radiator & towel warmer, beamed ceiling, spot lighting, storage cupboard with separate compartment housing the gas boiler and UPVC double glazed window to rear elevation

#### Second Floor





### Attic Rooms

Via a fixed staircase on the first floor. The attic space has been split into three useful storage rooms

Measurements

Room One 8'8" x 7'7"

Room two 8'9" x 7'6"

Room three 16'10" x 8'1"

### Exterior

This property occupies an extensive plot with gardens to three sides, large block paved driveway providing ample car parking for numerous vehicles, lovely block paved pathway the front of the property with original stone balustrade. To the rear there is a double detached garage with two single up and over doors, power lighting etc. To the side there is a lovely hidden garden with cobbled patio area, barbeque and further secluded garden, giving that Mediterranean feel!

### Other General Information

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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 O2. We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: C Annual price: £2,165.39 (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.

### 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/0176-3048-1204-7465-7204>

EPC Grade D







# 17 High West Road | Crook



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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5 South Street, Crook, DL15 8NE

01388 741174  
[www.venturepropertiesuk.com](http://www.venturepropertiesuk.com)