



Maple Crescent

Crook DL15 9LE

Chain Free £125,000





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Maple Crescent

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- Three Bedroom Semi Detached House
- EPC Grade C
- Good Sized Rear Garden

- CHAIN FREE
- Open Plan Ground Floor
- First Floor Bathroom

- Solar Panels
- Utility Room
- Popular Location

A good value for money three-bedroom semi-detached house presents an excellent opportunity for families and first-time buyers alike. The property boasts two inviting reception rooms, providing ample space for relaxation and entertaining guests. The open-plan kitchen and dining area seamlessly blend functionality with modern living, making it the perfect setting for family meals and gatherings.

The home features three well-proportioned bedrooms, ensuring comfortable accommodation for all family members. The bathroom is conveniently located, catering to the needs of the household. Additionally, a utility room adds practicality, offering extra storage and laundry space.

One of the standout features of this property is the good-sized rear garden, which provides a private outdoor retreat for gardening, play, or simply enjoying the fresh air. The garden is a blank canvas, ready for your personal touch.

Being chain-free, this property allows for a smooth and straightforward purchasing process, making it an attractive option for those looking to move in without delay. With its appealing layout and prime location, this semi-detached house on Maple Crescent is a wonderful place to call home. Don't miss the chance to view this lovely property and envision your future in this welcoming community.

GROUND FLOOR

Entrance Hallway

Via uPVC door, stairs to first floor and central heating radiator.

Kitchen/ Dining Room

19'0" x 11'1" (5.793 x 3.395)

Fitted with a range of wall and base units with contrasting work surfaces over, stainless steel sink unit with mixer tap, integrated electric oven and electric hob, tiled splash backs, under stairs storage cupboard, opening to dining room, with central heating radiator, two storage cupboards, multi fuel burning stove and French patio doors to rear.

Lounge

10'11" x 14'2" (3.348 x 4.340)

Having laminate flooring, central heating radiator and uPVC double glazed window to front.

Utility Room

11'3" x 6'7" (3.433 x 2.022)

With wall units and work surfaces, plumbing for washing machine and space for tumble dryer and dishwasher, wall mounted gas boiler and space for fridge freezer and rear uPVC door and window.

FIRST FLOOR

Landing

Via open staircase with central heating radiator, storage cupboard and uPVC double glazed window to side.

Bathroom/WC

Fitted with a white suite comprising of panelled bath with mains shower and screen over, WC, wash hand basin and chrome heated towel rail.

Bedroom One

11'10" x 11'0" (3.619 x 3.373)

Having storage cupboard, central heating radiator and uPVC double glazed window to front.

Bedroom Two

12'0" x 11'2" (3.675 x 3.424)

Having storage cupboard, central heating radiator and two uPVC double glazed windows to rear.

Bedroom Three

9'7" x 8'1" (2.933 x 2.477)

With central heating radiator and uPVC double glazed window to front.

Externally

To then front is a paved and gravelled area bounded by a small brick wall. To the rear is a good sized enclosed garden.

Solar Panels

We understand the solar panels are leased with a 25 year lease from 11/04/2014. Solicitors will confirm further information as part of the conveyancing.

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/0870-5000-0202-0702-0200>

EPC Grade C

Other General Information

Tenure: Freehold

Gas and Electricity: Mains/ Solar Panels

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available download speed 10,000 Mbps. Highest available upload speed 10,000 Mps.

Mobile Signal/coverage: Likely with 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 C

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.

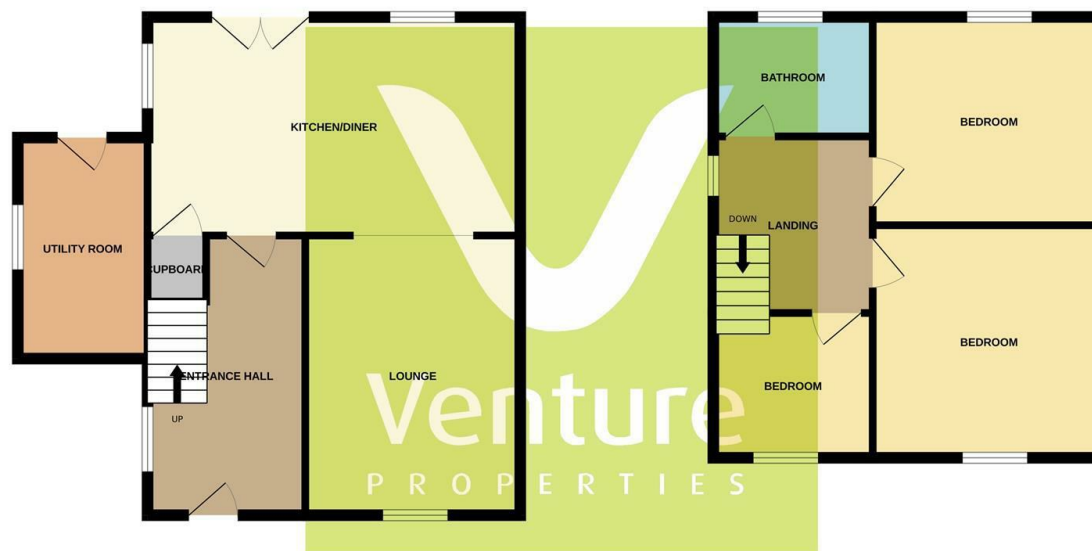
Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

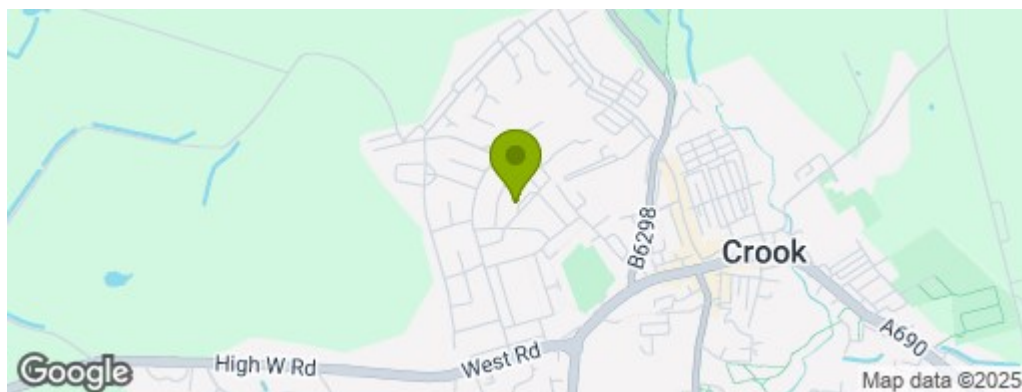
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GROUND FLOOR

1ST 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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