



Dawson Street

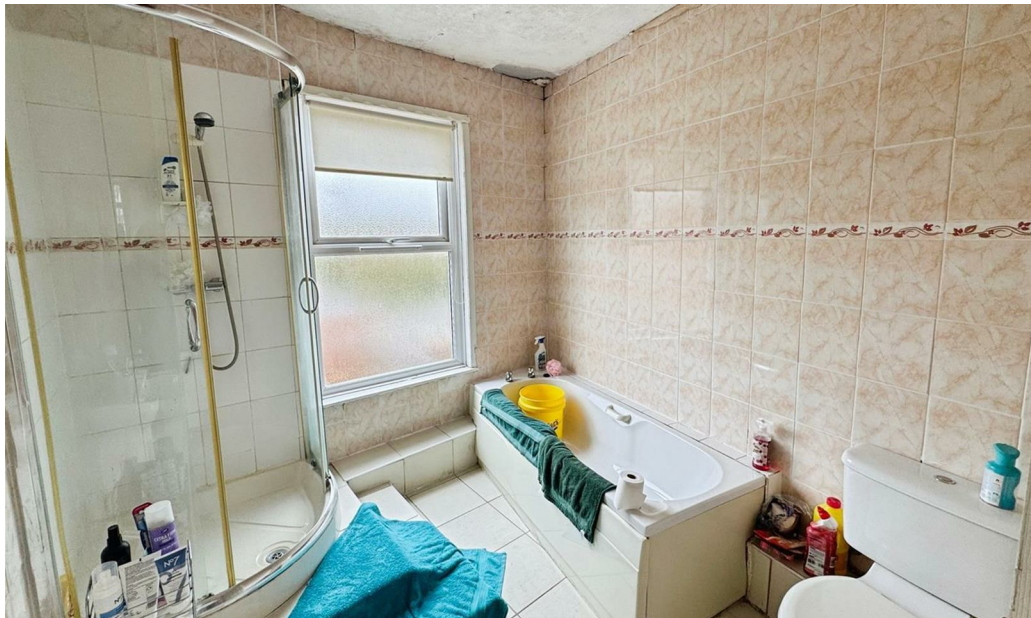
Crook DL15 8NH

By Auction £45,000





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.



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Dawson Street

Crook DL15 8NH



- Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £45,000
- EPC Grade E
- Two Double Bedrooms

- Two Bedroom Detached
- In Need of Renovation Works
- Large Bathroom/wc

- Gas Central Heating
- Two Reception Rooms
- Town Centre Location

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A good sized two bedroom detached property which is in need of renovations works. Located just away from Crook town centre, its ideally located. This is a great opportunity for anyone wanting a project.

The accommodation includes entrance porch, entrance hallway, lounge with feature fireplace, double doors lead through to a separate dining room. The is a good sized fitted kitchen at the rear, whilst to the first floor there are two double bedroom and a large bathroom/wc.

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

Call today to book your viewing!

Ground Floor

Entrance Porch

Via upvc double glazed door

Entrance Hallway

Access to the ground floor accommodation and staircase to the first floor

Lounge

12'7" x 12'0" (3.847 x 3.659)

Having central heating radiator and uPVC double glazed window to front. Double timber and glazed doors lead through to the Dining Room

Dining Room

14'0" x 11'4" (4.287 x 3.474)

With central heating radiator and uPVC double glazed window to rear

Kitchen

10'11" x 7'4" (3.328 x 2.243)

Fitted with wall and base units having contrasting work surfaces over, integrated electric and hob, one and a half bowl sink and drainer with matching tap, plumbing for washing machine, wall mounted gas boiler and rear entrance door.

First floor

Landing

Via spindle staircase and central heating radiator

Bedroom One

15'1" x 10'4" (4.610 x 3.167)

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

Bedroom Two

13'4" x 9'1" (4.089 x 2.784)

Central heating radiator and uPVC double glazed window to rear.

Bathroom/wc

Fitted with a panelled bath, wc, wash hand basin and corner shower unit.

Exterior

Externally is a rear enclosed yard

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/0842-2868-7839-9096-2961>

EPC Grade E

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast Broadband available. Highest available download speed 68 Mbps. Highest available upload speed 18 Mbps.

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

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.

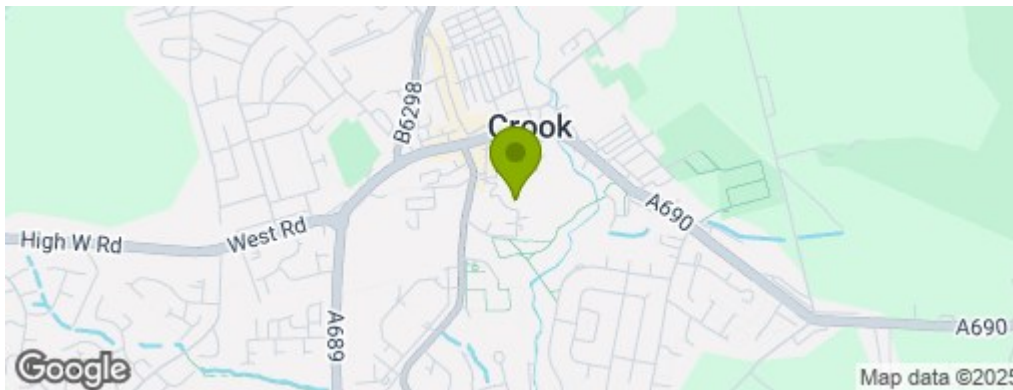
Flood Risk: Low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

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Property Information

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