



Croft Street

Crook DL15 8QF

£65,000





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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- Two Bedroom Mid terrace
- EPC Grade D
- Front Enclosed Garden

- Convenient Town Center Location
- Lounge & Kitchen/Breakfast Room
- Garage

- CHAIN FREE
- First Floor Bathroom
- Ideal Project for the right Buyer

Great Project for a ready buyer is this two bedroom terraced house right in the centre of Crook and easy walking distance to the local shops, primary school and high street.

The property unusually has a garden and garage to the front which is ideal for storage and an extra space. Layout consists of; Entrance hallway, Lounge, Kitchen/Diner, Two bedrooms and bathroom to first floor.

Externally to the rear is a shared area and a outhouse. To the front is a enclosed garden over the service land, detached garage and a small area of land to the side.

GROUND FLOOR

Entrance Hallway

Via Upvc double glazed door and stairs to first floor.

Lounge

14'6" x 11'4" (4.435 x 3.467)

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

Kitchen

14'4" x 8'6" (4.369 x 2.610)

Fitted with wall and base units having contrasting work surfaces over, stainless steel sink unit, slot for electric oven and plumbing for washing machine, two windows to rear and rear entrance door.

FIRST FLOOR

Landing

Connecting both bedrooms.

Bathroom

Fitted with a white suite comprising of panelled bath, wc, wash hand basin and central heating radiator.

Bedroom One

14'6" x 12'6" (4.432 x 3.821)

With storage cupboard housing gas boiler, central heating radiator and uPVC double glazed window to front.

Bedroom Two

10'0" x 8'6" (3.071 x 2.603)

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

Externally

Externally to the rear is a shared area and a outhouse. To the front is a enclosed garden over the service land, detached garage and a small area of land to the side.

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/0954-1211-6904-2652-0004>

EPC Grade D

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 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.

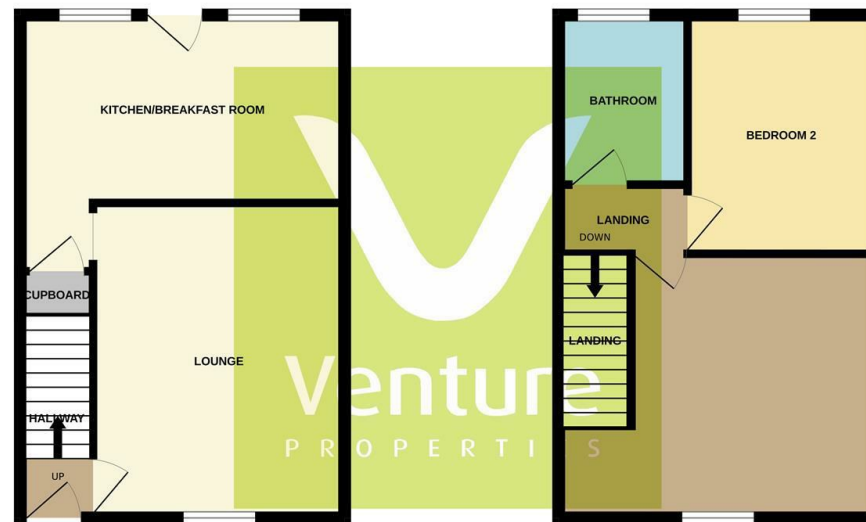
Conservation Area: Crook Designated 1975 Amended 2013

Disclaimer

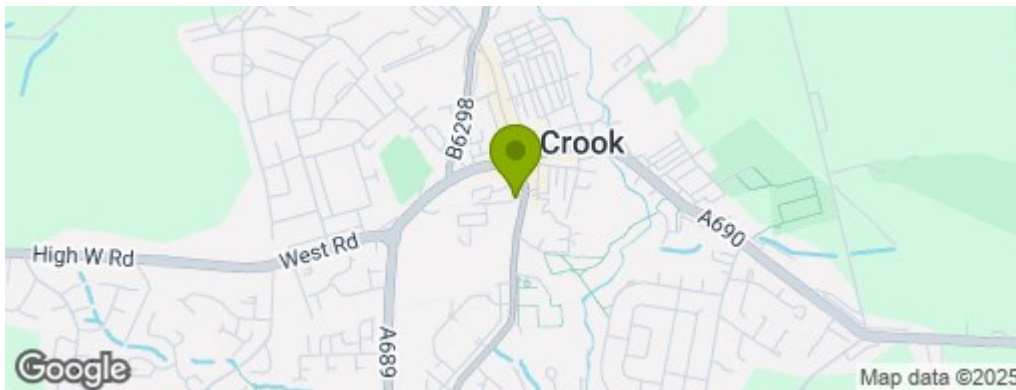
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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Property Information

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