



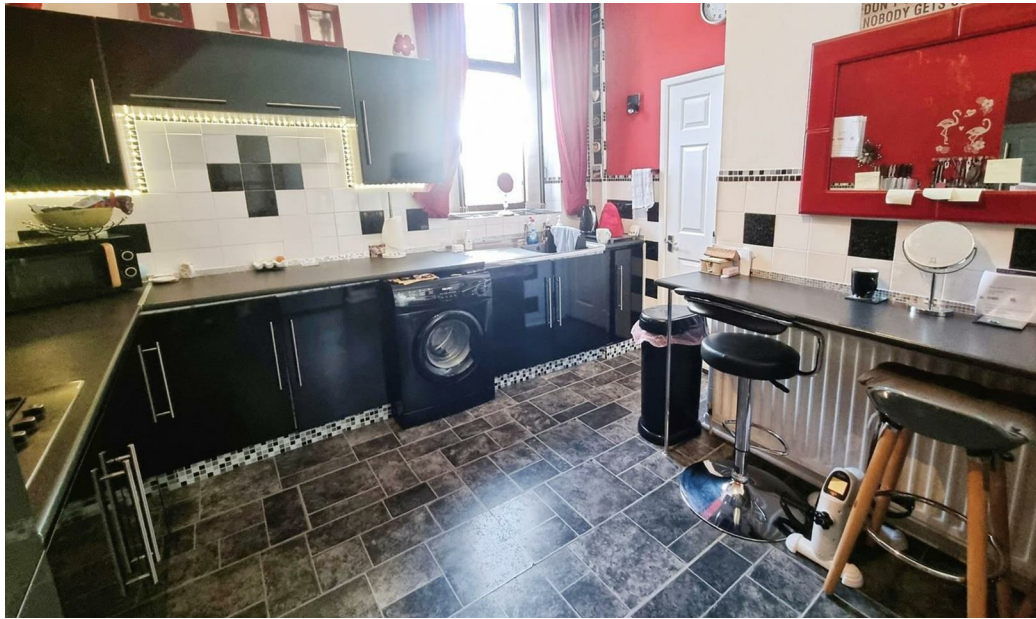
**Commercial Street**

Crook DL15 9HP

**£150,000**







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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# Commercial Street

## Crook DL15 9HP



- Three Bedroom Ground Floor Apartment
- EPC GRADE TBC
- Town Center Location

- Large Cellar Below
- 2/3 Reception Rooms
- Potential For Conversion

- Must Be Seen To Appreciate
- Rear Enclosed Courtyard
- Call Venture To View Today !!!

Sat in the heart of Crook on Commercial Street, this surprising ground floor apartment offers a delightful blend of space and comfort. With two inviting reception rooms, this property is perfect for both relaxation and entertaining guests. The well-proportioned three bedrooms provide ample accommodation for families or those seeking extra space for a home office or guest room.

The property features a well-appointed bathroom, ensuring convenience for all residents. The layout is thoughtfully designed to maximise natural light, creating a warm and welcoming atmosphere throughout.

Living in Crook means you will enjoy the benefits of a friendly community, with local shops, cafes, and amenities just a stone's throw away. The area is well-connected, making it easy to explore the surrounding regions or commute to nearby towns.

This property is an excellent opportunity for those looking to settle in a lively area while enjoying the comforts of a spacious home. Whether you are a first-time buyer or seeking a rental investment, this property is sure to impress. Don't miss the chance to make this your delightful new home.

### GROUND FLOOR

#### Entrance Hallway

Having front entrance door, central heating radiator and laminate flooring.

#### Reception Room

19'4" x 9'6" (5.918 x 2.915)

Having French patio doors to rear, laminate flooring, fireplace with gas fire and double doors to lounge.

#### Lounge

14'9" x 14'6" (4.501 x 4.431)

Having feature stone fireplace, central heating radiator and uPVC double glazed window to front.

#### Kitchen

12'5" x 9'8" (3.790 x 2.965)

Fitted with a range of wall and base units with contrasting work surfaces over, integrated electric hob, stainless steel sink unit, space for fridge freezer, plumbing for washing machine, breakfast bar, central heating radiator and uPVC double glazed window to rear.

#### Inner Hallway

Having access to cellar.

#### Bedroom One

15'2" x 10'5" (4.632 x 3.182)

Fitted wardrobes, central heating radiator and uPVC double glazed window to front.

#### Bedroom Two

13'1" x 15'0" (4.010 x 4.574)

With three uPVC double glazed windows to front and two central heating radiators.

#### Bedroom Three

9'9" x 6'7" (2.982 x 2.012)

Central heating radiator and uPVC double glazed window to side.

#### Bedroom Four

9'9" x 7'1" (2.975 x 2.168)

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

#### Bathroom/WC

Fitted with a white suite comprising of panelled bath, WC, wash hand basin, tiled splash backs, central heating radiator and wall mounted gas boiler.

#### Cellar

23'3" x 19'4" (7.101 x 5.906)

A large cellar underground having power and lighting.

#### 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/0385-3049-5205-9755-9204>

EPC Grade D

#### 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 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: The property is located in a conservation area: Crook – Designated 1975 Amended 2013

#### Disclaimer

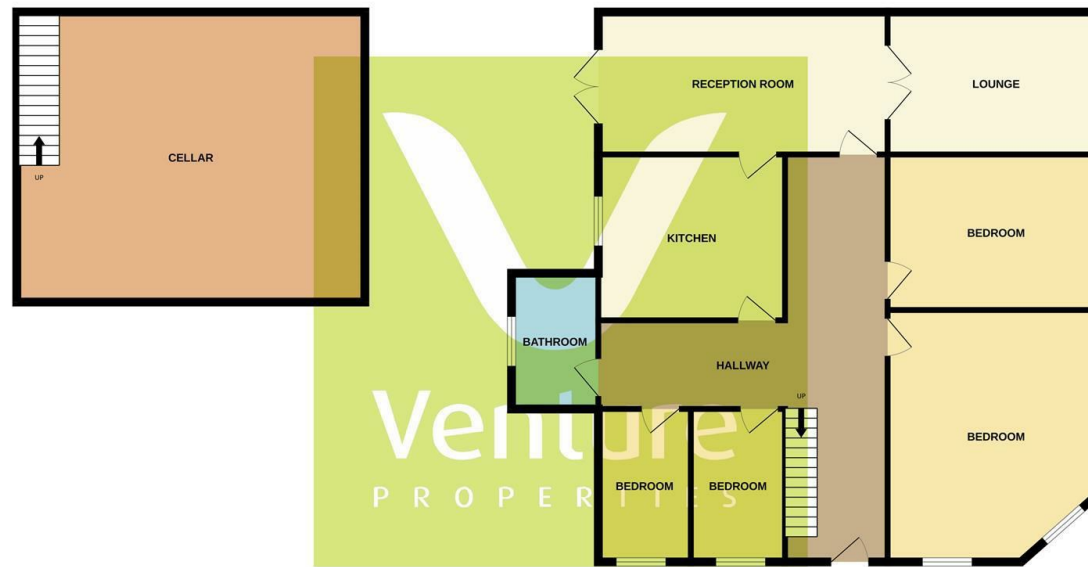
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#### Agents Note

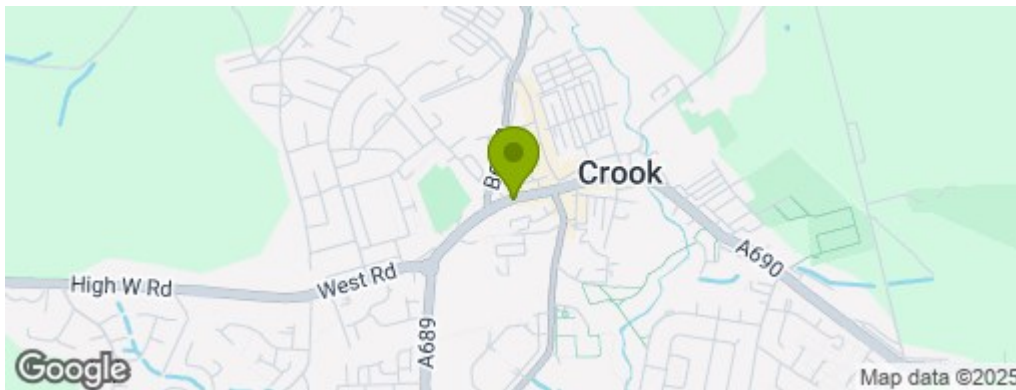
We understand the title on this property is Freehold with a Leasehold on the the two flats above. It is the ground floor apartment which is offered for sale.

BASEMENT

GROUND 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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## Property Information

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