



Milburn Street

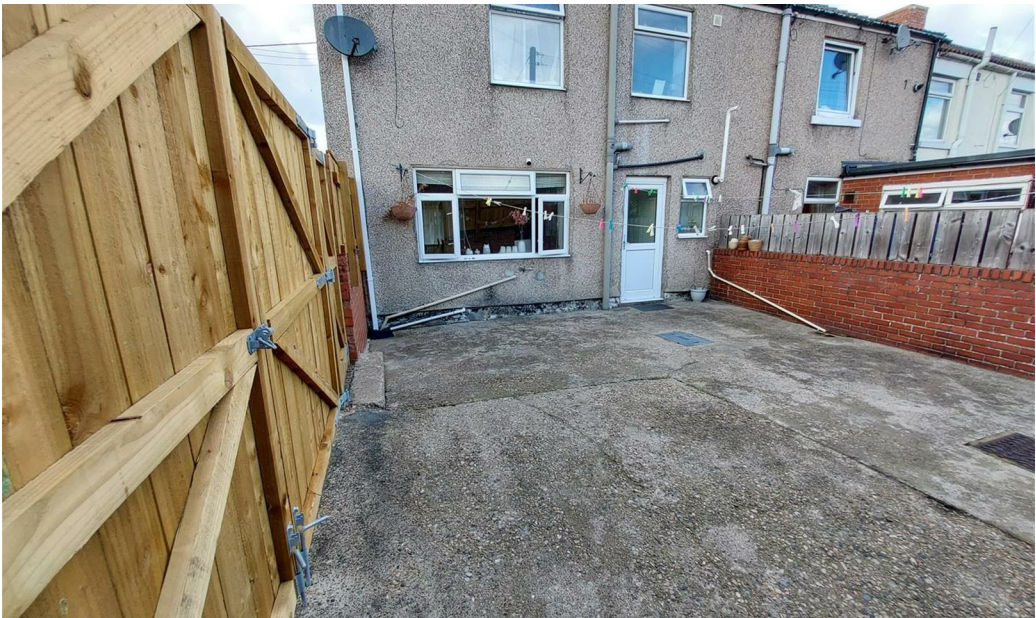
Crook DL15 9DY

£120,000





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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Milburn Street

Crook DL15 9DY



- Three Bedroom End Terrace
- EPC Grade E
- Ground Floor WC

- Spacious and Welcoming
- Rear Yard with Double Opening Gates
- First Floor Bathroom

- Lounge
- Dining Kitchen
- Town Centre Location

Welcome to Milburn Street, Crook! This charming three-bedroom end terrace house is a true gem waiting to be discovered. As you step inside, you are greeted by a spacious and welcoming atmosphere that instantly feels like home.

The property boasts modern features such as UPVC double glazing and gas central heating, ensuring that you are comfortable all year round. Located in the heart of the town centre, convenience is at your doorstep with shops, restaurants, and amenities just a stone's throw away.

Whether you are looking to settle down or invest in a property with great potential, this house on Milburn Street offers the perfect blend of comfort and convenience. Don't miss out on the opportunity to make this house your home sweet home in Crook.

Ground Floor

Entrance

Accessed via a UPVC entrance door, stairs rise to the first floor with storage below, central heating radiator and wood effect laminate flooring.

Lounge

15'3" x 13'4" (4.651 x 4.088)

Located to the front elevation of the property having UPVC bay window, central heating radiator, gas fire with wood effect surround and neutral inset, with double opening doors into the dining kitchen.

Dining Kitchen

13'6" x 13'4" (4.126 x 4.068)

Fitted with a range of base and wall units with wood effect laminate work surfaces over and tiled splash backs. Sink unit with UPVC window above over looking the garden, eye level electric oven, gas hob with extraction fan with space and plumbing for free standing appliances. Central heating radiator with access to two useful storage cupboards.

Rear Lobby

UPVC entrance door leads to the rear yard.

WC

Having WC, floating wash hand basin, obscured UPVC window and the gas central heating boiler can be found here.

First Floor

Landing

Stairs rise from the entrance hall and provide access to the first floor accommodation and the loft. The seller had advised the loft is fully boarded with power and lighting.

Bedroom One

15'1" x 15'4" (4.602 x 4.690)

Located to the front elevation of the property having UPVC window and central heating radiator.

Bedroom Two

15'1" x 12'2" (4.602 x 3.727)

Located to the rear elevation of the property having UPVC window and central heating radiator.

Bedroom Three

11'10" x 7'7" (3.615 x 2.331)

Also located to the front elevation of the property having UPVC window and central heating radiator.

Bathroom/WC

Fitted with a four piece suite comprising free standing bath, corner shower cubicle, WC, wash hand basin and obscured UPVC window.

Exterior

To the rear of the property is an enclosed yard with double opening gates to the side of the property.

Energy Performance Certificate

To view the full energy performance certificate of this property please use the link below:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0050-1211-9902-2756-0604>

EPC Grade E

Additional Property Information

Tenure: Freehold

Gas and Electricity: Mains (smart meter)

Sewerage and water: Mains

Broadband: Ultrafast Available Highest available download speed 1000 Mbps

Highest available upload speed 220 Mbps

Mobile Signal/coverage: Likely to be good with O2. We recommend you contact your provider to confirm coverage.

Council Tax: Durham County Council, Band: A Annual price: £1,547.03 (Maximum 2024)

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.

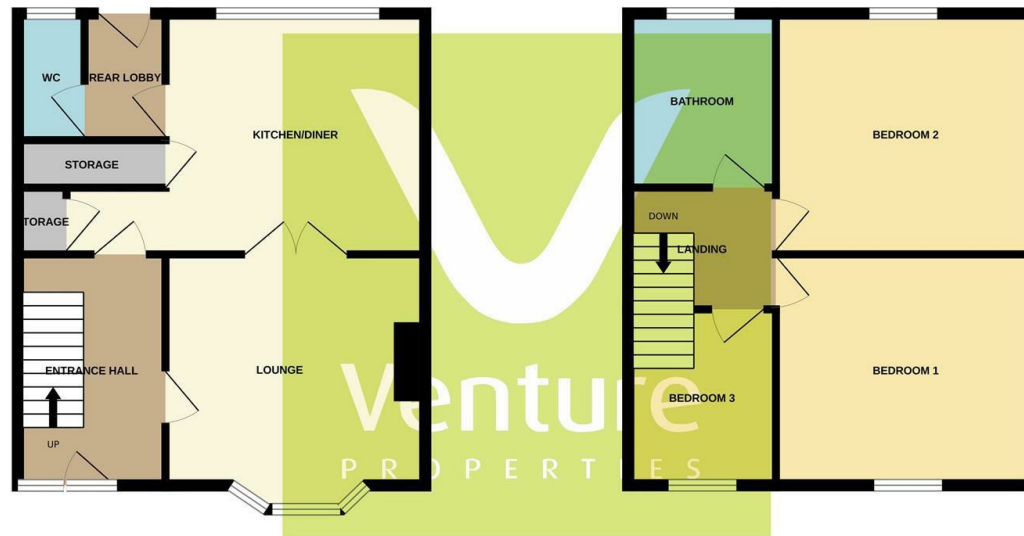
Flood Risk: Very low risk of surface water flooding. Very low risk of flooding for rivers and the sea.

Disclaimer

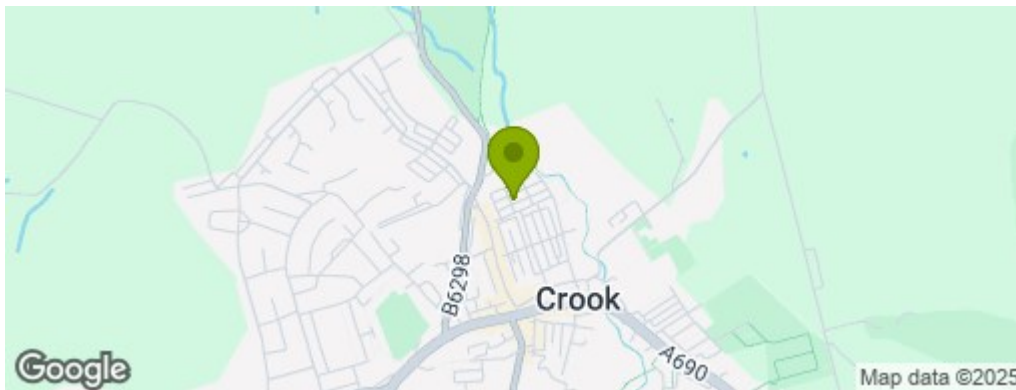
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GROUND FLOOR

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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Property Information

Durham County Council - Council Tax Band A
Tenure - Freehold

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