



West Terrace

Billy Row, Crook DL15 9SS

Offers Over £100,000





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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West Terrace

Billy Row, Crook DL15 9SS



- CHAIN FREE
- EPC Grade C
- Lounge

- Two Bedrooms
- New Kitchen and Bathroom
- Dining Kitchen

- Fully Renovated Top to Bottom
- New Flooring and More Throughout
- Garden and Off Road Parking

CHAIN FREE, A beautiful two bedroom terrace property which has recently undergone a substantial refurbishment including new windows and doors, roof, electrics, boiler and much more. Finished to a very nice standard and ready to move straight into.

The property in brief comprises of entrance, lounge, dining kitchen and to the first floor two bedrooms and family bathroom. Externally there is an enclosed gravelled garden area to the front and to the rear off road parking.

Call us today to arrange your viewing.

Ground Floor

Entrance

Access via a UPVC entrance door leading into the lounge.

Lounge

12'0" x 11'9" (3.677 x 3.594)

Neutrally decorated, UPVC window to the front, central heating radiator and stairs rise to the first floor.

Dining Kitchen

9'0" x 14'6" (2.755 x 4.425)

Brand new kitchen fitted with base and wall mounted storage units, laminate work surfaces over, integrated electric oven, hob and extraction fan plus fridge freezer, ample space for further free standing appliances as required. Sink unit with UPVC window above, UPVC door to the rear and to the other side of the room further base units with under counter space for washing machine and tumble dryer. A further UPVC window, central heating radiator and access to a useful storage cupboard.

First Floor

Landing

Stairs rise from the entrance and provide access to the first floor accommodation and the loft. The loft has been boarded for additional storage via a pull down ladder.

Bedroom One

11'3" x 11'2" (3.447 x 3.410)

Located to the front elevation of the property having UPVC window, central heating radiator and access to a useful storage cupboard.

Bedroom Two

8'10" x 10'0" max (2.710 x 3.051 max)

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

Bathroom/WC

Refitted bathroom suite comprising bath with shower over, WC and wash hand basin built into a vanity storage cabinet, obscured UPVC window, chrome heated towel rail, partially tiled and extraction fan.

Exterior

A paved pathway leads to the front door and gated access into an enclosed gravelled garden area and to the rear a tarmac driveway allows off road parking.

Agents Note

Please note the paved pathway to the front of the property is shared with the neighbouring property.

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/9091-3008-3208-9219-8204>

EPC Grade C

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: Limited with a number of different service providers. 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

The preceding details have been sourced from the seller, OnTheMarket.com and other third parties. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Venture Properties (Crook) Limited cannot accept liability for any information provided.

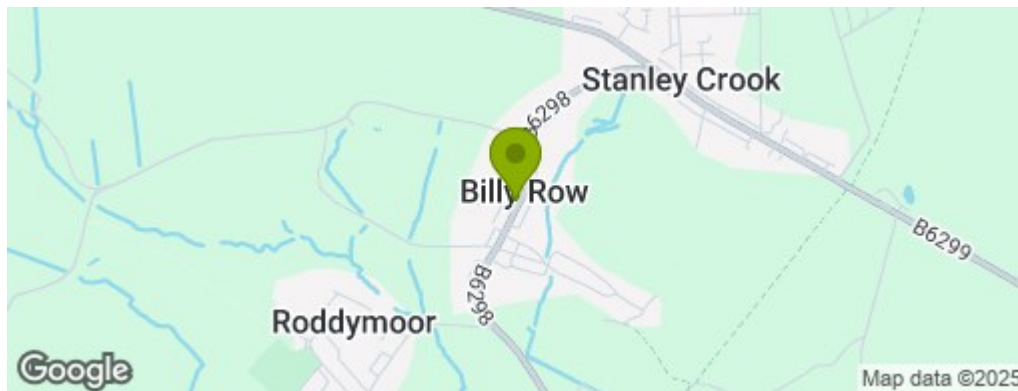
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GROUND FLOOR

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

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