



## Arthur Terrace

Stanley, Crook DL15 9SL

Chain Free £150,000







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# Arthur Terrace

## Stanley, Crook DL15 9SL



- Immaculate Two Bedroom Terraced Home
- EPC Grade D
- First Floor Four Piece Bathroom Suite

- Countryside Views
- Three Reception Rooms
- Exceptional Finish

- Gardens to Front and Rear plus Off Road Parking for Two Vehicles
- Fully Fitted Kitchen
- Gas Central Heating

Nestled in the charming Arthur Terrace, Stanley, Crook, this exceptional terraced house is a rare gem in the rental market. Boasting three inviting reception rooms, perfect for entertaining guests or simply unwinding after a long day, this property offers a sense of space and comfort.

With two cosy bedrooms that offer delightful views, this house is ideal for a small family or a couple looking for a peaceful retreat. The modern decor and design throughout the property create a stylish and welcoming atmosphere, making it easy to envision this house as your new home.

One of the standout features of this property is the fully fitted kitchen, where you can unleash your culinary skills and prepare delicious meals. The four-piece bathroom suite adds a touch of luxury to your daily routine, providing a relaxing space to rejuvenate.

Convenience is key with off-road parking for two vehicles, ensuring you never have to worry about finding a parking spot. The gardens at the front and rear of the property offer a tranquil outdoor space where you can enjoy the fresh air and perhaps indulge in some gardening if you have a green thumb.

Don't miss out on the opportunity to make this wonderful property your own. Book a viewing today and step into a world of comfort, style, and serenity at Arthur Terrace.

### Ground Floor

#### Entrance

Accessed via a UPVC entrance door, partial wall panelling and cloaks hanging.

#### Kitchen

18'5" x 7'3" (5.622 x 2.226)

Fitted with solid wood base and wall units with wooden work surfaces over, integrated oven, grill, wine cooler, fridge, freezer, washing machine and dishwasher. Wall shelving, UPVC window, sink and cupboard housing the gas central heating boiler.

### Dining Room

13'3" x 14'9" (4.050 x 4.521)

Having UPVC window, central heating radiator and access to a useful understair storage cupboard.

A double opening leads into the lounge.

### Lounge

11'11" x 16'0" (3.650 x 4.888)

Having central heating radiator, UPVC doors into the conservatory and inglenook housing multi fuel stove with wooden mantle over.

### Conservatory

9'5" x 10'2" (2.886 x 3.117)

Having UPVC windows to three sides with exceptional countryside views and UPVC door to the rear.

### Inner Hallway

Stairs rise to the first floor and UPVC window.

### First Floor

#### Landing

Allowing access to the first floor accommodation and the loft.

#### Bedroom One

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

#### Bedroom Two

7'8" x 14'9" (2.361 x 4.519)

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

### Bathroom/WC

Fitted with a four piece suite comprising bath, double shower cubicle, WC and wash hand basin. Central heating radiator and obscured UPVC window.

### Exterior

To the rear elevation of the property is off road parking for two vehicles and a garden area laid to lawn. Double opening wrought iron gates lead to the rear entrance of property with an enclosed yard area. To the front of the property is an enclosed garden area laid to lawn with countryside views.

### Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/0330-2087-1420-2795-3621>

EPC Grade D

### Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast broadband available (Highest available download speed 1000 Mbps, Highest available upload speed 220 Mbps)

Mobile Signal/coverage: Likely with EE, Three, O2 and Vodafone

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

This property is vacant, additional council tax charges may be payable upon completion

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.

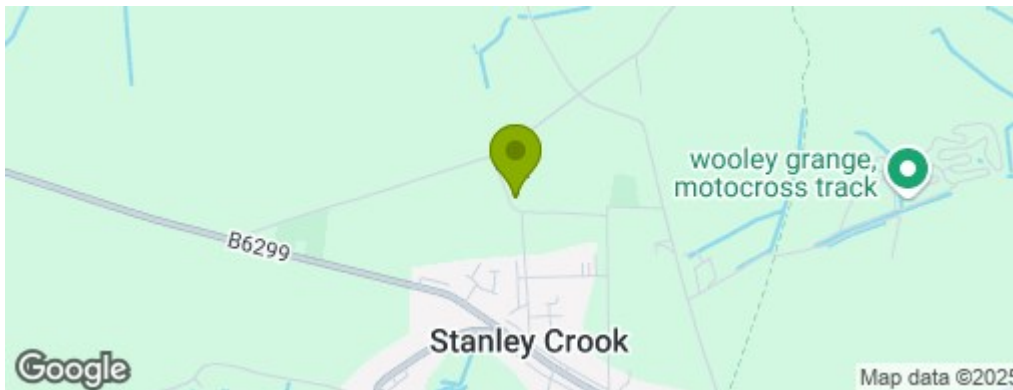
Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea

### Disclaimer

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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 errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The plan is not to be relied upon for any other purpose and no guarantee is given as to their accuracy or efficiency can be given. Made with Metagen 3.0.0.0



## Property Information

Durham County Council - Council Tax Band A  
Tenure - Freehold

01388 741174

5 South Street, Crook, DL15 8NE  
crook@venturepropertiesuk.com