



King Albert Place

Crook DL15 9DQ

Chain Free £95,000





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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King Albert Place

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- Two Bedroom Mid Terraced House
- EPC Grade D
- Town Center Location

- Chain Free
- First Floor Bathroom

- Lounge & Dining Room
- Rear Enclosed Yard

King Albert Place, Crook, this delightful two-bedroom terraced house presents an excellent opportunity for both first-time buyers and investors alike. The property is chain-free, allowing for a smooth and hassle-free purchase.

Upon entering, you are welcomed into a spacious lounge that exudes warmth and character, making it an ideal space for relaxation or entertaining guests. The layout of the home is practical, with two well-proportioned reception rooms that offer versatility for your living arrangements.

The first floor features a conveniently located bathroom, ensuring that all essential amenities are easily accessible. The two bedrooms are bright and inviting, providing comfortable retreats for rest and relaxation.

One of the standout features of this property is the rear enclosed yard, which offers a private outdoor space perfect for enjoying the fresh air or hosting summer gatherings.

Situated in a popular area, this traditional terrace house is not only a lovely home but also a sound investment in a thriving community. With its appealing features and prime location, this property is sure to attract interest. Do not miss the chance to make this charming house your new home.

GROUND FLOOR

Entrance Hallway

Lounge

15'1" x 11'5" maximum (4.617 x 3.480 maximum)

Having walk in bay window to front, feature fireplace with gas fire and central heating radiator.

Dining Room

11'5" x 12'2" (3.480 x 3.716)

With an under stairs storage cupboard, feature fireplace with gas fire, central heating radiator and and uPVC double glazed window to front.

Kitchen

12'10" x 6'7" (3.924 x 2.028)

Fitted with wall and base units having contrasting work surfaces over, one and a half bowl sink unit with mixer, space for gas oven, plumbing for washing machine, breakfast bar , central heating radiator and uPVC double glazed door and window to rear.

FIRST FLOOR

Landing

Having storage cupboard

Bedroom One

14'1" x 12'5" maximum (4.310 x 3.793 maximum)

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

Bedroom Two

12'3" x 8'10" (3.747 x 2.699)

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

Bathroom/WC

A large bathroom corner bath, wc, wash hand basin to vanity unit, corner shower unit and chrome heated towel rail.

Externally

Externally to the front is a small garden area laid to lawn and a garden path leading up to the front door.

To the rear is a enclosed yard.

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/9011-3051-7206-6305-9204>

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 EE, Three and O2.

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.

This property has been vacant for a number of months, additional council tax charges may be payable upon completion.

Disclaimer

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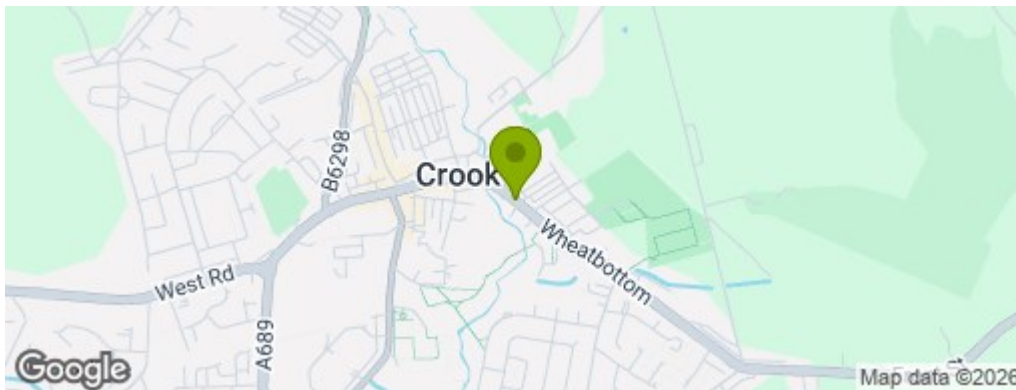
www.venturepropertiesuk.com

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 misstatement. 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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