



**Grey Street**

Crook DL15 9EB

**£130,000**







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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# Grey Street

## Crook DL15 9EB



- Three Bedrooms End Terrace
- Super Bathroom with Shower
- Modern Fitted Kitchen

- Two Reception Rooms
- Built In Bar
- Rear Patio Garden Area

- EPC Grade D
- Close To Town Centre
- Gas Central Heating

Wow! A stunning example of a End Terraced three bedroom home, close to all town centre amenities.

It is a large end terrace with two good sized reception rooms and recently fitted kitchen to the ground floor. The large hallway has a staircase leading to the first floor which an equally grand landing space, three bedrooms and a fantastic family bathroom. Externally there is an enclosed yard with access to a built in bar concerted from the former garage.

You will not fully appreciate the size of the accommodation on offer until you call us to book a viewing. You won't be disappointed.

### Ground Floor

#### Entrance Hallway

Via composite front entrance door, laminate flooring, central heating radiator and stairs to first floor,

#### Hallway

Central heating radiator, stairs to first floor, under stairs storage area with opaque UPVC double glazed window

#### Lounge

13'4" x 13'1" (4.084 x 3.992)

With traditional radiator, feature fireplace housing electric log burning stove, fitted shelving to alcoves, laminate flooring and uPVC double glazed window to front.

#### Dining Room

13'1" x 11'6" (4.010 x 3.523)

Having laminate flooring, traditional central heating radiator and French doors leading to rear yard.

#### Kitchen

17'3" x 7'9" (5.261 x 2.363)

Stunning new fitted kitchen with full integrated appliances to include dishwasher, wine cooler, fridge freezer, microwave, electric oven and touch electric hob with extraction chimney over, laminate flooring and fitted pantry.

### First Floor

### Landing

Via spindle staircase and uPVC double glazed window to side.

#### Bedroom One

13'2" x 11'1" (4.019 x 3.379)

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

#### Bedroom Two

13'0" x 10'5" (3.975 x 3.185)

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

#### Bedroom Three

9'5" x 6'4" (2.874 x 1.943)

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

#### Bathroom/WC

9'8" x 8'4" (2.95 x 2.54)

Free standing bath, WC, wash hand basin set to vanity unit, tiled flooring with underfloor heating, walk in shower cubicle with rainfall shower over and vertical radiator.

### Externally

Externally to the rear is a fully paved enclosed yard with raised Decking area for seating and a built in bar which was the former garage.

### 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/8576-7227-4860-4390-4992>

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 and 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.

### Disclaimer

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and all other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance 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. Made with Lettoplan ©2025



## Property Information

**01388 741174**

5 South Street, Crook, DL15 8NE  
[crook@venturepropertiesuk.com](mailto:crook@venturepropertiesuk.com)