



Dovedale Avenue

Sunnybrow DL15 0XE

Chain Free £80,000





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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- Three Bedroom Mid Terrace
- EPC Grade C
- Good Sized Family Home

- Double Glazing Throughout
- Gas Central Heating
- Downstairs W/C

- Enclosed Garden To Rear
- Two Reception Rooms
- Viewing Recommended

A great sized three-bedroom mid-link home presents an excellent opportunity for those seeking a property with potential. Spanning a comfortable 667 square feet, this house boasts two inviting reception rooms, perfect for both relaxation and entertaining guests.

The three well-proportioned bedrooms offer ample space for family living or can be easily transformed into a home office or guest room, catering to your personal needs. The property features a single bathroom, providing essential amenities for everyday living.

While the home is in need of some updating, it is a good-sized house that allows for the new owners to put their own stamp on it, creating a space that truly reflects their style and preferences. The rear patio garden is a lovely addition, offering a private outdoor area for enjoying the fresh air, gardening, or hosting summer barbecues.

Being chain-free, this property allows for a smoother transition into your new home, making it an attractive option for first-time buyers or those looking to invest. With its potential and prime location, this house on Dovedale Avenue is a wonderful opportunity not to be missed.

Ground Floor

Entrance Hallway

UPVC double glazed front entrance door, double central heating radiator, staircase to the first floor, dado rail, timber door to understairs cupboard and laminated floor.

Cloakroom/ WC

WC, wash hand basin and opaque UPVC double glazed window.

Lounge

12'11" x 11'02" (3.94m x 3.40m)

UPVC double glazed window and double central heating radiator.

Dining Room

12'00" x 9'02" (3.66m x 2.79m)

UPVC double glazed French doors to garden and double central heating radiator.

Kitchen

9'09" x 8'10" (2.97m x 2.69m)

With a range of timber wall and base units, laminated working surfaces over, inset single drainer sink unit, mixer taps over, UPVC double glazed window, tiled floor and gas cooker point.

Utility Room

8'02" x 4'06" (2.49m x 1.37m)

UPVC double glazed window and double central heating radiator.

First Floor

Landing

Central heating radiator, storage cupboard and large additional cupboard housing wall mounted gas boiler.

Bedroom One

10'08" x 11'01" (3.25m x 3.38m)

UPVC double glazed window and central heating radiator.

Bedroom Two

9'07" x 11'06" (2.92m x 3.51m)

UPVC double glazed window and central heating radiator.

Bedroom Three

8'08" x 8'05" (2.64m x 2.57m)

UPVC double glazed window and central heating radiator.

Bathroom/ WC

With a white suite including panelled bath with electric shower over, pedestal wash hand basin, WC, tiled walls, central heating radiator and opaque UPVC double glazed window.

Externally

To the front of the property there is a lawned garden, whilst to the rear there is a further garden with decked patio area, storage shed and paved area.

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/0738-2065-6274-5300-0274>

EPC Grade D

Other General Information

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast Broadband available. Highest available download speed 51 Mbps. Highest available upload speed 8 Mbps.

Mobile Signal/coverage: Likely with Three and O2. We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: A Annual price: £1,667.82 (Maximum 2025)

Energy Performance Certificate Grade D

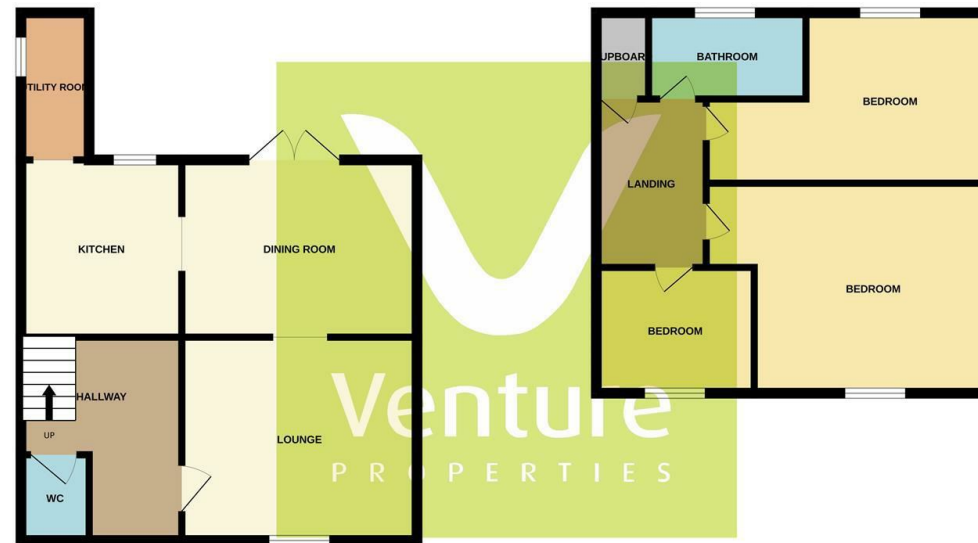
Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing. Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

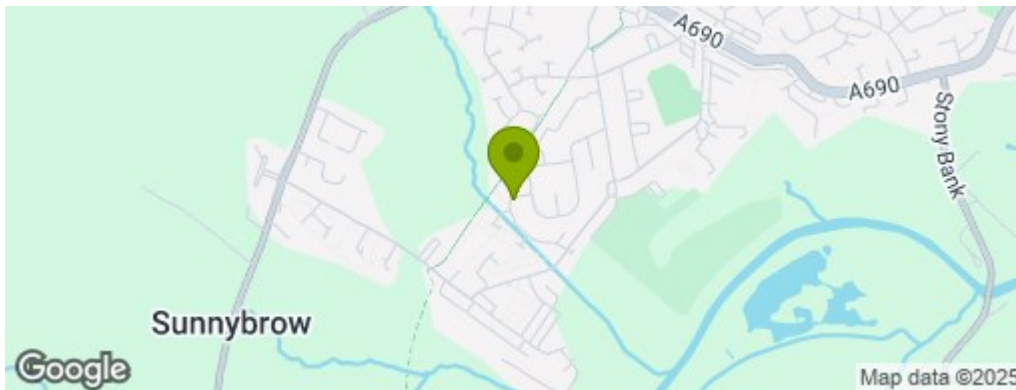
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GROUND FLOOR

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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