



Heather Lane

Crook DL15 9TN

Chain Free £105,000





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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- CHAIN FREE
- EPC Grade C
- Lounge/Diner

- Two Bedrooms
- Garage
- First Floor Bathroom

- Neutral Decor
- Enclosed Yard
- UPVC Double Glazing

Situated in Heather Lane in Crook, this delightful two-bedroom mid-link house offers a perfect blend of comfort and convenience. As you enter, you are welcomed into a spacious lounge & Dining room.

The property features two well-proportioned bedrooms, providing ample space for a small family or professionals seeking a peaceful retreat.

The bathroom is thoughtfully designed, catering to all your daily needs. Outside, you will find a small front garden, adding a touch of greenery and enhancing the property's curb appeal.

Additionally, this home benefits from a garage located in a nearby block, providing extra storage or secure parking options. The property is chain-free, making it an attractive choice for those looking to move in without delay.

This lovely terraced house is not only a wonderful place to call home but also offers a fantastic opportunity for first-time buyers or investors. With its convenient location and charming features, this property is sure to impress. Don't miss the chance to make it yours.

Ground Floor

Entrance Porch

Accessed via a UPVC entrance door with UPVC window and opening into the lounge diner.

Lounge

201" x 119" (6.143 x 3.582)

Stairs rise to the first floor, multi fuel stove set in a tiled hearth with wooden mantle, access to a useful understair storage cupboard, central heating radiator and UPVC window.

Kitchen

11'5" x 5'9" (3.496 x 1.766)

Fitted with a range of cream base and wall units with wood effect laminate work

surfaces over and tiled splash backs. Integrated electric oven and gas hob with extraction fan over, space for washing machine and slim line dishwasher. UPVC door and window to the rear, central heating radiator and space for further free standing appliances as required. One and half bowl sink unit and the gas boiler can be found here.

It is our understanding that this was installed in 2021.

First Floor

Landing

Stairs rise from the lounge diner and provide access to the first floor accommodation and the loft.

Bedroom One

11'6" x 10'6" (3.507 x 3.206)

Located to the rear elevation of the property having UPVC window and central heating radiator. Access to a storage cupboard.

Bedroom Two

11'6" x 9'2" (3.509 x 2.799)

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

Bathroom/WC

Fitted with a three piece suite comprising. Jacuzzi bath with shower attachment over and folding glass screen, WC and wash hand basin set in a vanity storage cabinet, partially tiled and then all mounted mirror.

Exterior

To the front of the property is a paved pathway to the front door with low maintenance gravel and state area. Whilst at the rear is an enclosed yard area with gated access and hard standing for a shed.

Garage

Having up and over door.

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/9565-2811-7097-9598-7055>

EPC Grade C

Other General Information

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast Broadband available. Highest available download speed 73 Mbps. Highest available upload speed 18 Mbps.

Mobile Signal/coverage: Likely with O2.

Council Tax: Durham County Council, Band: A Annual price: £1,624.04 (Maximum 2025)

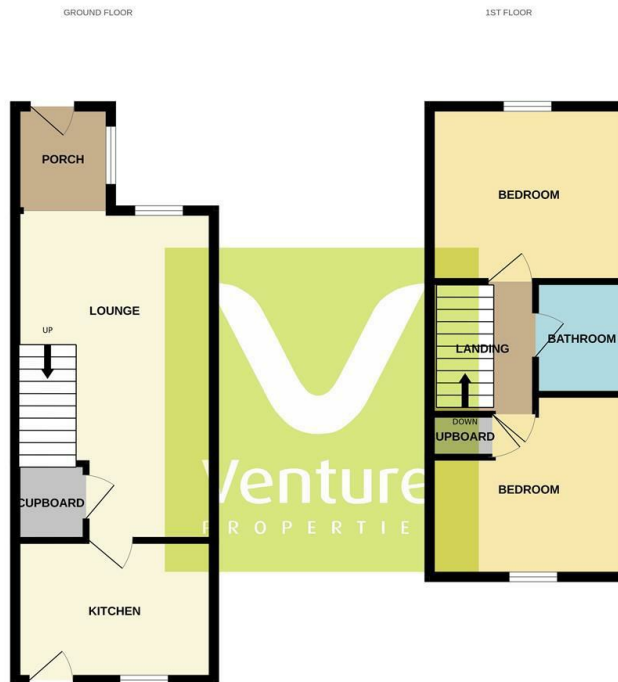
Energy Performance Certificate Grade C

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.

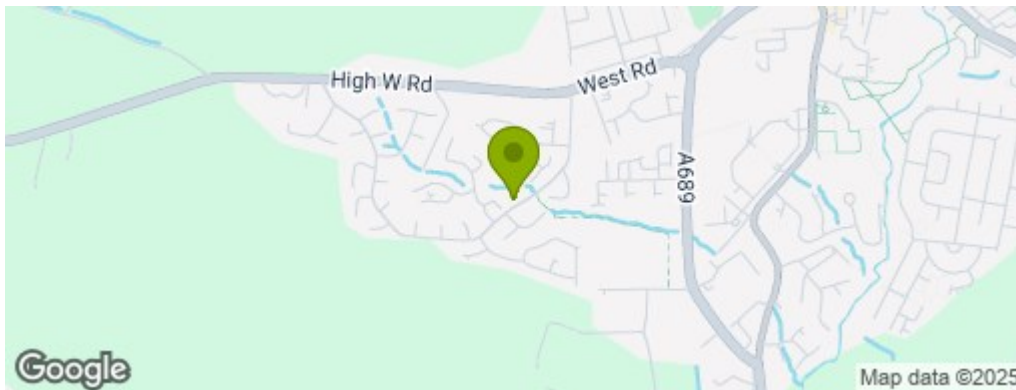
Disclaimer

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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 error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, appliances and fixtures shown here are not tested and no guarantee as to their operability or efficiency can be given. Made with Hergo 10/2021



Property Information

Council Tax Band A - Durham County Council
Tenure - Freehold

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