

Beechburn Park

Crook DL15 8SA

£210,000











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.









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.

# Beechburn Park

# Crook DL15 8SA

- Three Bedroom Detached Family Home
- · EPC Grade D
- · Front Lawn

Nestled in the charming area of Beechburn Park, Crook, this delightful threebedroom detached family home offers a perfect blend of comfort and convenience. Spanning an impressive 883 square feet, the property is designed to cater to the needs of modern family living.

Upon entering, you are welcomed into a spacious lounge that provides an inviting atmosphere for relaxation and entertainment. The adjoining dining room is ideal for family meals and gatherings, while the well-appointed family kitchen is both functional and stylish, making it a joy to prepare meals. Additionally, the ground floor features a convenient cloakroom with a WC, enhancing the practicality of the

The property boasts a lovely rear garden, perfect for outdoor activities, gardening, or simply enjoying the fresh air. The front of the house features a driveway that accommodates parking for up to three vehicles, along with a garage, ensuring ample space for your vehicles and storage needs.

This home is not only a sanctuary for family life but also a wonderful opportunity to enjoy the peaceful surroundings of Beechburn Park. With its well-thought-out layout and desirable features, this property is sure to appeal to families seeking a welcoming and functional space to call home. Don't miss the chance to make this charming house your own.

#### **Ground Floor**

#### Entrance

UPVC entrance door and central heating radiator.

#### Cloaks/WC

WC, wash hand basin, tiled splashbacks, vinyl flooring and opaque UPVC double glazed window.

# Lounge

15'10 x 13'6 (4.83m x 4.11m)

With UPVC double glazed window, composite fire surround with marble inset and hearth housing gas fire. Central heating radiator and open plan staircase to first floor.

- Very Popular Location
- · Ground Floor Cloaks WC
- · Driveway For Off Road Parking

# Kitchen/Diner

With a range of wall and base units with laminate work surfaces over, stainless steel sink unit with mixer tap, integrated electric oven, gas hob and extractor over, tiled splashbacks, tiled flooring, central heating radiator, two UPVC double glazed windows, UPVC entrance door, storage cupboard, plumbing and space for washing machine and dishwasher, service door to garage

# Dining Room/Family Room

10'0 x 9'6 (3.05m x 2.90m)

UPVC double glazed French doors opening onto the rear garden. Central heating radiator

#### First Floor

## Landing

UPVC double glazed window, loft access. Loft is fully boarded with lighting and pull down ladder. Airing cupboard with tiled floor and central heating radiator.

# Bathroom/WC

Comer shower cubicle, tiled, with mains shower, modern WC and wash hand basin in vanity unit. Tiled walls, central heating radiator vinyl flooring, laminate panelled ceiling with spot lights and opaque UPVC double glazed window.

#### Bedroom One

12'1 x 8'3 (3.68m x 2.51m)

UPVC double glazed window, central heating radiator, built in double wardrobe and built in single wardrobe.

#### **Bedroom Two**

9'6 x 8'5 (2.90m x 2.57m)

UPVC double glazed window and central heating radiator.

#### **Bedroom Three**

7'3 x 7'3 (2.21m x 2.21m)

UPVC double glazed window and central heating radiator.

#### Exterio

To the front of the property is an open plan lawned area and block paved driveway



- Spacious Lounge To Front
- · Single Garage

providing off street parking for us to two cars. This leads to an attached garage with roll up door, power and lighting with wall mounted gas boiler.

To the rear is a good sized garden in two sections. A good sized paved patio leads to a lawned garden area with planted borders. There is an external water supply and security light.

x 3 x 1 | x 2

# **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/8593-6636-9129-5027-3983

#### 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.

Council Tax: Durham County Council, Band: C Annual price: £2,165.39 (Maximum

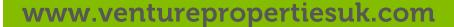
2025)

Energy Performance Certificate Grade D

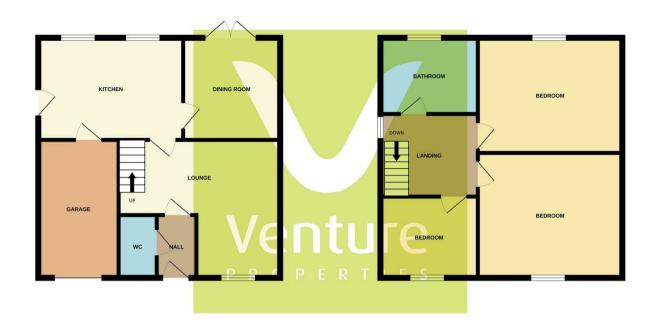
Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing. Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

### Disclaimer

The preceding details have been sourced from the seller, OntheMarket.com and other third parties. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Venture Properties (Crook) Limited cannot accept liability for any information provided.

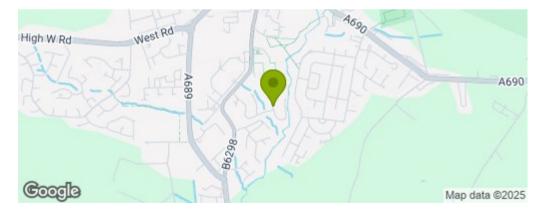


GROUND FLOOR 1ST FLOOR



White every attempt has been made to ensure the accuracy of the fleospian contained here, measurements of dones, withouts, rooms and any other lense are approximate and on responsibility is laten 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.

Made with Metropic x2025



# **Property Information**