



## Wilson Street

Stanley, Crook DL15 9RU

£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.





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.

# Wilson Street

## Stanley, Crook DL15 9RU



- Two Bedroom Terraced Property
- Kitchen And Dining Room
- Driveway For Two Cars

- Double Garage
- Modern Decor Throughout
- Mint Field Stove

- EPC Grade D
- Solar Panels
- Village Location

This delightful two-bedroom house on Wilson Street offers a perfect blend of comfort and convenience. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining guests. The first-floor bathroom is complemented by a convenient ground floor WC, ensuring practicality for everyday living.

One of the standout features of this home is the off-road parking, which accommodates numerous vehicles, a rare find in village settings. This added benefit enhances the appeal of the property, making it ideal for families or those who enjoy hosting visitors.

The village location provides a serene atmosphere, allowing residents to enjoy the tranquillity of rural life while still being within easy reach of local amenities. This home is perfect for those seeking a peaceful retreat without sacrificing accessibility to nearby towns and services.

In summary, this property on Wilson Street is an excellent opportunity for anyone looking to settle in a welcoming community. With its generous living spaces, practical facilities, and off-road parking, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this charming house your new home.

### Entrance

Accessed via a UPVC entrance door in a spacious hallway, having access to a useful storage cupboard, central heating radiator, wall panelling to half height and exposed floorboard flooring.

### Dining Room

12'7" x 10'11" (3.84 x 3.35)  
Located to the front elevation of the property having UPVC window, central heating radiator, decorative fireplace and double opening doors lead into the lounge.

### Lounge

12'11" x 13'1" (3.96 x 4.01)  
A cosy and inviting lounge with a focal point to the room being a mint field stove set on a slate hearth with stone mantel over, central heating radiator and UPVC window.

### Kitchen

22'8" x 6'7" (6.93 x 2.03)  
Fitted with a range of base and wall units with laminate work surfaces over, tiled splash backs, ample space for free standing appliances including a range style cooker. Stainless steel one and half bowl sink unit with UPVC window above, ceiling spot lights and UPVC door to the rear.

### Utility

Fitted with further storage units and under counter space and plumbing for a washing machine and tumble dryer if required. Cloaks hanging space and UPVC window.

### WC

Fitted with WC and oval sink unit set on a beautiful wooden top vanity unit.

### Landing

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

It is our understanding the loft is partially boarded with power and lighting.

### Bedroom One

16'6" x 11'2" (5.045 x 3.419)  
Located to the front elevation of the property having UPVC window enjoying countryside views and a central heating radiator.

### Bedroom Two

9'6" x 8'0" (2.904 x 2.457)  
Located to the rear elevation of the property having UPVC window and an over the stair storage cupboard housing the gas central heating boiler.

### Bathroom/ WC

Recently refitted bathroom comprising free standing bath, WC, his and hers wash hand basins set on a floating vanity storage cabinet and obscured UPVC window.

### Exterior

To the rear of the property immediately as you step out of the kitchen is an enclosed yard with an open storage area to the rear and double opening gates.

Over the lane is off road parking for multiple vehicles, raised flower beds and access to the garage.

### Garage

Having up and over door.

### Agents Note

Please note this property has solar panels which are owned by the current vendor and ownership will be transferred. More information can be obtained from the office.

### 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/7200-6347-0822-5504-3353>

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 Vodafone.  
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  
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.





While 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 guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their quantity or efficiency can be given. Made with floorplan 12025



## Property Information

01388 741174

5 South Street, Crook, DL15 8NE  
crook@venturepropertiesuk.com