



Northrop Close

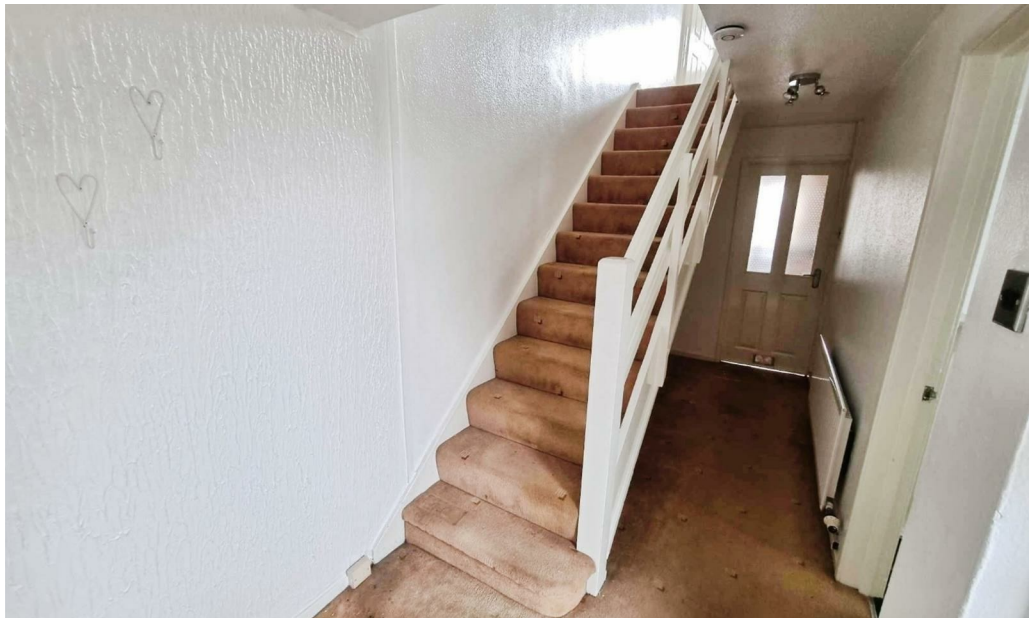
Sunnybrow DL15 0NS

Chain Free £85,000





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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Northrop Close

Sunnybrow DL15 0NS



- Three Bedroom Mid Link Property
- EPC Grade C
- Gas Central Heating

- CHAIN FREE
- Ground Floor Cloaks WC
- Ideal First Time Buyer Property

- Garden Front & Rear
- First Floor Shower Room
- Call Venture To View Today !!!

This Three bedroom property presents an excellent opportunity for families or first-time buyers seeking a comfortable and inviting home.

As you enter, you will find a spacious lounge and dining room, perfect for family gatherings or entertaining guests. The well-appointed kitchen offers practicality and convenience. Additionally, the ground floor features a useful cloakroom with a WC, enhancing the functionality of the living space.

Upstairs, the property boasts three well-proportioned bedrooms, providing ample space for family members or guests. The first-floor shower room serves the bedrooms well, ensuring comfort and ease for daily routines.

Outside, the property benefits from paved gardens at the front, offering a low-maintenance outdoor space that can be enjoyed throughout the year.

This chain-free home is an ideal starter property for families looking to settle in a friendly community. With its practical layout and convenient location, this house is ready to welcome its new owners. Don't miss the chance to make this lovely home your own.

GROUND FLOOR

Entrance Hallway

Via upvc double glazed door and central heating radiator

Lounge & Dining Room

22'2" x 13'3" (6.766 x 4.046)

Having feature fireplace housing electric fire, central heating radiator and uPVC double glazed window and patio doors to rear.

Kitchen

10'4" x 9'8" (3.157 x 2.970)

Fitted with a range of wall and base units with contrasting work surfaces over stainless Steel sink unit, dishwasher, integrated electric oven and gas hob with extraction hood over, and upvc double glazed window to rear

Rear Lobby

Having plumbing for washing machine and rear entrance door.

Ground Floor WC

Fitted with a white wc and wash hand basin

FIRST FLOOR

Landing

Having airing cupboard

Shower Room/wc

Fitted with a walk in shower cubicle with electric shower over, wc, wash hand basin set to vanity unit central heating radiator.

Bedroom One

13'2" x 10'3" (4.030 x 3.136)

With central heating radiator and uPVC double glazed window to rear

Bedroom Two

12'0" x 7'0" (3.663 x 2.153)

With central heating radiator, fitted sliding mirrored wardrobes and uPVC double glazed window to front

Bedroom Three

8'8" x 7'5" (2.657 x 2.275)

Having central heating radiator and uPVC double glazed window to front

Externally

Externally to the front is an enclosed low maintenance garden area. Whilst to the rear is a further patio garden and outhouse

Energy Performance Certificate

To view the full Energy Performance Certificate for the property, please see the below link;

<https://find-energy-certificate.service.gov.uk/energy-certificate/9476-3051-4206-4325-7200>

Epc Grade C

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast Highest available download speed 57 Mbps Highest available upload speed 11 Mbps

Mobile Signal/coverage: We recommend speaking to your local provider
Council Tax: Durham County Council, Band: A Annual price: 1,667.82£ (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

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.

Solar Panels

The property has solar panels to the roof fitted in 2013. We understand the solar panels are owned.

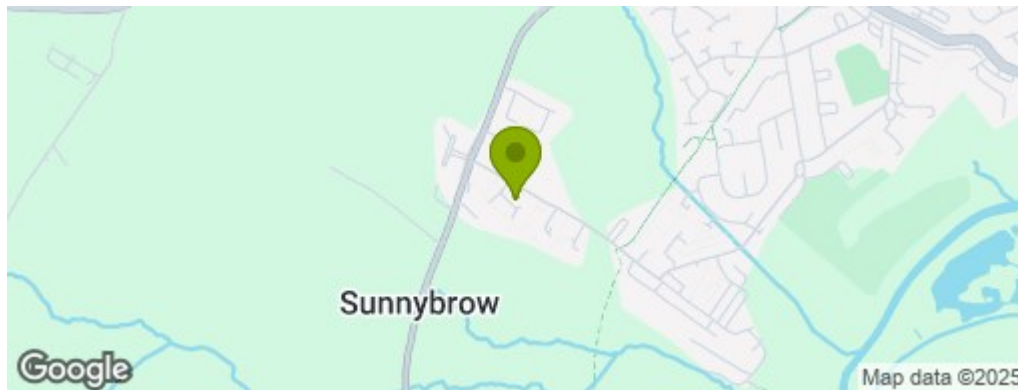
GROUND FLOOR



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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Property Information

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