



King Albert Place

Crook DL15 9DQ

Chain Free £119,000





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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King Albert Place

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- Three Bedroom End Terrace
- EPC Grade D
- Gas Central Heating

- Recently Renovated
- Rear Yard
- Front Garden

- Brand New Kitchen
- UPVC Double Glazed
- Single Garage

A well presented three bedroom end terrace property located within walking distance of all town centre amenities. Redecorated throughout with new carpets, as well as newly fitted kitchen, the property is ready for a buyer to move straight into. With gas fired central heating and UPVC double glazing.

The accommodation briefly comprises entrance hallway, lounge with fireplace, separate dining room and fitted kitchen. Whilst to the first floor there are three bedrooms and a family bathroom.

Externally, the property has front garden forecourt, rear enclosed yard and attached single garage.

Viewing comes highly recommended to fully appreciate the accommodation on offer.

Ground Floor

Entrance Porch

UPVC double glazed front entrance door, dado rail, cloak hooks, timber and glazed door through to

Entrance Hallway

Central heating radiator, staircase to the first floor, dado rail, decorative arch and corbel

Lounge

15'03 x 10'09 (4.65m x 3.28m)

With timber fire surround, inset and hearth with electric fire, UPVC double glazed bow window, double central heating radiator, coving to ceiling, open through to:

Dining Room

12'05 x 11'08 (3.78m x 3.56m)

UPVC double glazed window, coving to ceiling and central heating radiator

Inner Hallway

Timber door to under stairs cupboard

Kitchen

15'02 x 8'04 (4.62m x 2.54m)

With a range of Grey High Gloss wall and base units, laminated working surfaces over, inset single drainer sink unit, mixer taps over, UPVC double glazed window, integral appliances including electric oven, electric hob, extractor hood over, plumbing and space for washing machine, laminated floor, spotlighting, wall mounted gas boiler, double central heating radiator, UPVC double glazed rear entrance door

First Floor

Landing

Dado rail, loft space and UPVC double glazed window

Bathroom/WC

With a white panelled bath, mains shower over, shower screen, wc, pedestal wash hand basin, opaque UPVC double glazed window, tiled splash backs, and heated towel rail

Bedroom One

13'10 x 9'03 (4.22m x 2.82m)

UPVC double glazed bow window and central heating radiator

Bedroom Two

12'04 x 9'01 (3.76m x 2.77m)

UPVC double glazed window, central heating radiator and picture rail

Bedroom Three

11'03 x 5'05 (3.43m x 1.65m)

UPVC double glazed window, central heating radiator and fitted wardrobes

Exterior

Immediately to the front of the property there is a garden forecourt which is low maintenance and has slate borders, however to the rear there is an enclosed yard and single attached garage

Energy Performance Certificate

To view the Energy Performance Certificate, please click the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/1239-8723-8000-0978-7206>

Other General Information

Tenure: Freehold

Gas and Electricity: Mains PRE PAYMENT METERS

Sewerage and water: Mains

Broadband: Ultrafast Available Highest available download speed 1800 Mbps

Highest available upload speed 220 Mbps

Mobile Signal/coverage: Good Inside and Outside

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

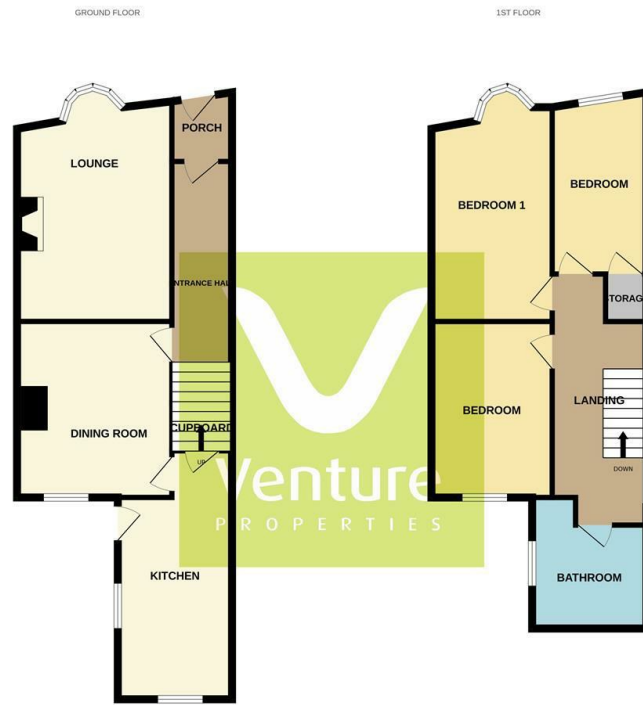
Energy Performance Certificate Grade D

Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

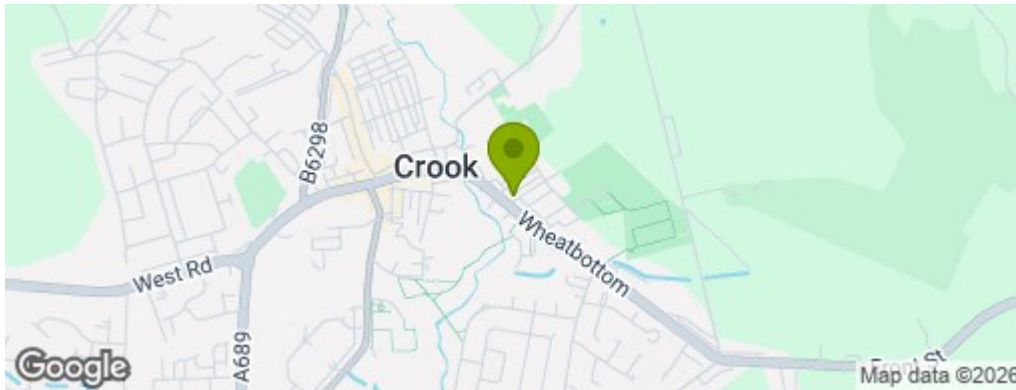
This property has been vacant for a number of months, additional council tax charges may be payable upon completion.

Disclaimer

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 guide 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 floorplan 10000



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