

Dickens Way
Crook DL15 9FQ

£145,000











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.

# Dickens Way

## Crook DL15 9FQ

- Three Bedroom Semi Detached
- EPC Grade C
- UPVC Double Glazed

Fantastic three bedroom semi detached property. If you are a fan of open plan living this modern home is for you. Stylishly renovated by the present owners there is a spacious open plan lounge/family room and with dining area leading to the recently fitted kitchen with integrated appliances and cloaks/wc. To the first floor are three bedrooms, the master having the installation of high gloss fitted wardrobes to one wall, and a family bathroom. Externally there is a block paved driveway to accommodate up to two cars to the front and a good sized enclosed to the rear sectioned into a paved patio area and lawn. Viewing is highly recommended

#### **Ground Floor**

## Entrance Hallway

### Lounge/Dining Room/Family Room

26'9 x 14'11 x 8 (8.15m x 4.55m x 2.44m)

L shaped room with UPVC double glazed square bay window to front and UPVC double glazed window to rear, laminate flooring, three central heating radiators, tv point, rear entrance door, spot lighting to dining area

#### Cloakroom/wc

WC, wash hand basin in vanity unit, opaque UPVC double glazed window, laminate flooring

#### Kitchen

16'0" x 8'2" (4.90m x 2.51m)

Modern wall and base units with coordinating solid wood work surfaces over, belfast sink unit with mixer tap, integrated electric oven, induction hob and extractor over. Integrated washing machine and dryer, UPVC double glazed window, spot lighting,

· Large Block Paved Driveway

laminate flooring

- Ideal For A First Home
- Gas Central Heating

breakfast bar, central heating radiator, space for fridge freezer,

#### First Floor

#### Landing

Loft access, large storage cupboard housing wall mounted gas boiler

#### Master Bedroom

17'1" x 8'0" (5.23m x 2.46m)

UPVC double glazed window, central heating radiator, modern fitted high gloss wardrobes to one wall

#### Bedroom Two

10'9" x 8'7" (3.30m x 2.64m)

UPVC double glazed window, central heating radiator

#### **Bedroom Three**

10'2" x 7'1" max (3.10m x 2.18m max)

UPVC double glazed window, central heating radiator

#### Bathroom/wc

Panelled bath, mains shower over, folding shower screen, wc, wash hand basin, vinyl flooring, opaque UPVC double glazed window, central heating radiator

#### Exterior

To the front of the property is a block paved driveway for up to two cars. To the rear is a good sized garden with paved patio area and lawned area.



- Good Sized Master Bedroom
- Enclosed Garden To Rear

#### **Energy Performance Certificate**

To view the full Energy Performance Certificate please use the following link:

x 3 x 1 = 1 x 2

https://find-energy-certificate.service.gov.uk/energy-certificate/4435-2521-0500-0630-4296?print=true EPC Grade C

#### Other General Information

Tenure: Freehold

Gas and Electricity: Mains Sewerage and water: Mains

Broadband: Ultrafast Highest available download speed 1800

Mbps Highest available download speed 220 Mbps

Mobile Signal/coverage: We would recommend speaking to your provider.

Council Tax: Durham County Council, Band: B. Annual price: £1.894.71 (Maximum 2024)

E1,694.71 (Maximum 2024)

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, flooding from rivers and sea.

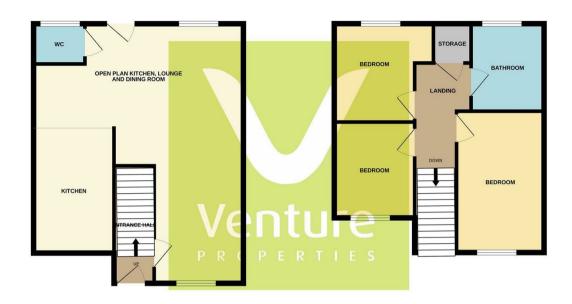
rivers and se

#### Disclaimer

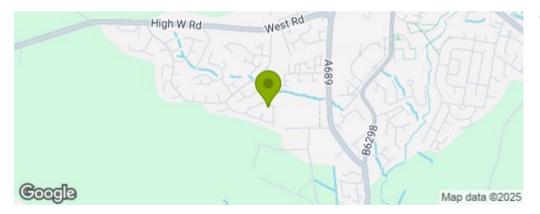
The preceding details have been sourced from the seller, OntheMarket.com and other third parties. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities.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



GROUND FLOOR 1ST FLOOR



White every attempt has been made to essure 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, prospective purchaser. The services, specims and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



## **Property Information**