



## South End Villas

Crook DL15 8LG

Chain Free £110,000





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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# South End Villas

## Crook DL15 8LG



- Three Bedroom End Terraced Home
- EPC GRADE C
- Newly Carpeted

- CHAIN FREE
- Good Sized Corner Plot
- Close Walking Distance To Town Center

- Ground Floor Bathroom
- Garden Front, Side & Rear
- Viewings By Appointment

Welcome to this charming three-bedroom end-terrace home located in the desirable South End Villas. This delightful property is offered chain free, making it an ideal choice for those looking to move in without delay.

As you enter, you will find a well-proportioned reception room that provides a warm and inviting space for relaxation and entertaining. The ground floor features a conveniently located bathroom, ensuring ease of access for family and guests alike.

The property boasts three generously sized bedrooms, perfect for families or those needing extra space for a home office or guest room. Each room has been newly carpeted and decorated, creating a fresh and modern atmosphere throughout.

Set on an excellent-sized plot, this home benefits from gardens at the front, side, and rear, offering ample outdoor space for gardening, play, or simply enjoying the fresh air. Additionally, there is parking available for one vehicle, providing convenience for residents and visitors.

This end-terrace house presents a wonderful opportunity for anyone seeking a comfortable and well-maintained home in a sought-after location. With its appealing features and spacious layout, it is sure to attract interest. Do not miss the chance to make this lovely property your own.

### GROUND FLOOR

#### Entrance Hallway

Via upvc double glazed entrance door, stairs to first floor and central heating radiator.

#### Kitchen

11'5" x 7'7" (3.503 x 2.317)

Fitted with a range of wall and base units with contrasting work surfaces over, circular sink unit and drainer, plumbing for washing machine, space for under counter fridge and freezer, central heating radiator and upvc double glazed window and door to rear.

#### Lounge

14'4" x 13'7" (4.377 x 4.146)

Having wall mounted electric fire, central heating radiator, under stairs storage cupboard and upvc double glazed window to front.

#### Ground Floor Bathroom/WC

Fitted with a white suite comprising of panelled bath with mains shower and screen over, wc, wash hand basin and central heating radiator.

#### FIRST FLOOR

#### Landing

With loft hatch.

#### Bedroom One

14'5" x 9'4" (4.406 x 2.848)

Having central heating radiator, cupboard housing gas boiler and two upvc double glazed windows to front.

#### Bedroom Two

12'1" x 9'6" (3.696 x 2.897)

With central heating radiator and upvc double glazed window to rear.

#### Bedroom Three

9'6" x 7'11" (2.897 x 2.416)

Having central heating radiator and upvc double glazed window to rear.

#### Externally

Externally to the rear is a low maintenance garden which is gravelled and has a driveway providing off road parking to the side and front is a enclosed garden laid to lawn and bounded by fencing, additionally is a garden shed

#### Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Highest available download speed 1800 Mbps Highest available upload speed 220 Mbps

Mobile Signal/coverage: We recommend speaking to your local network provider Council Tax: Durham County Council, Band: A Annual price: £1,624.04 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, flooding from the rivers and the sea.

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

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.

#### 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/2032-2420-9209-0279-1222?print=true>

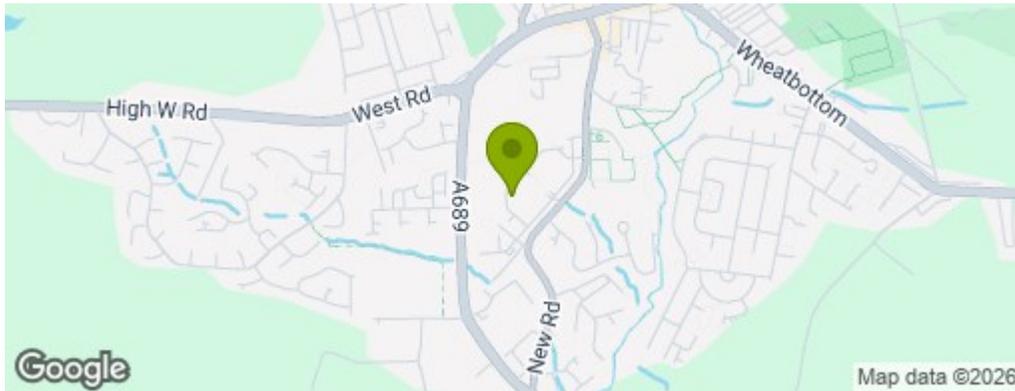
Grade C

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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