



Gardener Court

Crook DL15 9GF

£220,000





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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- Four Bedroom Detached Family Home
- EPC Grade TBC
- Ground Floor WC

- Close Walking Distance To Crook
- Two Reception Rooms
- Garage & Driveway

- South Facing Rear Garden
- Family Sized Kitchen
- Call us To Book Your Viewing Today !!!

We are pleased to offer for sale this FOUR BEDROOM DETACHED PROPERTY on this popular residential development. With Gas central heating and UPVC double glazing.

The accommodation briefly comprises: Entrance hallway, Lounge, Dining Room, Kitchen/Dining room and ground Floor cloakroom/wc. Whilst to the first floor there are FOUR bedrooms, as well as a family bathroom/wc. Externally to the front of the property there is driveway providing off street car parking leading to a single integral garage. To the rear of the property there is a lovely enclosed garden which is not directly overlooked.

Viewing comes highly recommended to fully appreciate the accommodation on offer

GROUND FLOOR

Hallway

Front entrance door, laminate flooring and central heating radiator.

Lounge

16'1" x 11'9" (4.912 x 3.600)

Having laminate wood flooring, French doors to to rear garden and central heating radiator.

Dining Room

9'5" x 8'9" (2.884 x 2.683)

Having laminate wood flooring, central heating radiator and uPVC double glazed window.

Kitchen

15'2" x 9'8" (4.635 x 2.956)

Fitted with a range wall and base units, laminated working surfaces over, inset single bowl sink unit and drainer, mixer taps over, tiled splash backs, integral appliances including electric oven, gas hob and extractor hood over, plumbing and space for dish washer and washing machine, double central heating radiator, uPVC double glazed window and UPVC double window.

Ground Floor WC

Wc, wash hand basin, central heating radiator, tiled splash backs and opaque UPVC double glazed window

FIRST FLOOR

Landing

2.884 x 2.683

Bedroom One

14'1" x 12'4" (4.300 x 3.783)

Having UPVC double glazed window, central heating radiator, tv point and telephone point.

Bedroom Two

10'7" x 9'6" (3.232 x 2.902)

With uPVC double glazed window and central heating radiator.

Bedroom Three

13'11" x 8'6" (4.266 x 2.608)

Having uPVC double glazed window and central heating radiator.

Bedroom Four

10'3" x 12'4" (3.149 x 3.783)

uPVC double glazed window and central heating radiator.

Bathroom/WC

With a white suite including panelled bath, wc, pedestal wash hand basin, opaque uPVC double glazed window, central heating radiator, tiled splash backs, part tiling to walls.

Externally

Energy Performance Certificate

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

Epc Grade- TBC

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Highest available download speed 10000 Mbps Highest available upload speed 10000 Mbps

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

Council Tax: Durham County Council, Band: D Annual price: £2,436.06 (Maximum 2024)

Energy Performance Certificate Grade TBC

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 the rivers and the sea.

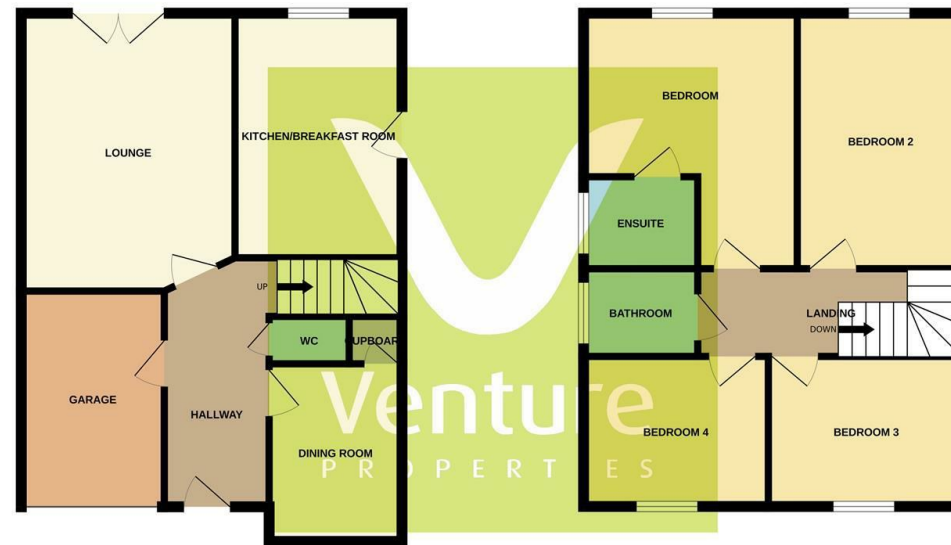
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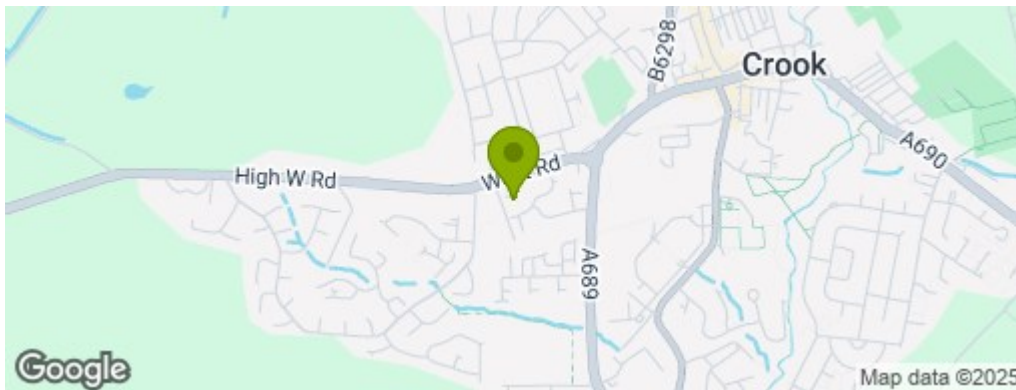
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GROUND FLOOR

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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