



Austen Way

Crook DL15 9UT

£170,000





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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Austen Way

Crook DL15 9UT



- Well Presented Two Bedroom Semi Detached Bungalow
- EPC Grade D
- Lounge Through Dining Room

- Lovely Location
- UPVC Double Glazed
- Long Driveway Providing Car Parking

- Stunning Kitchen
- Well Appointed Shower Room/wc
- Gardens & Garage

Nestled in a peaceful and popular cul-de-sac in Crook, County Durham, this immaculately presented semi-detached bungalow is an exceptional opportunity for those seeking comfort and convenience in a well-served small market town. The property boasts two spacious bedrooms and a pristine modern shower room, making it ideal for couples, small families, or those looking to downsize to a manageable yet stylish residence.

Step inside to discover a home that exudes a light and airy ambiance throughout, with every room benefiting from thoughtful care and attention to detail. The standout feature is the modern country-style kitchen—perfect for home cooks and entertainers alike, with plenty of space and natural light. The entire bungalow is very well kept, offering a fresh and uplifting feel from the moment you enter.

Outside, the property offers practical benefits with a private driveway leading to a single garage, providing secure parking and additional storage. The private rear garden provides a tranquil setting for morning coffees, leisurely afternoons, or entertaining friends and family.

The location is equally impressive, with the amenities of Crook just a stone's throw away. Residents can enjoy the convenience of two supermarkets, a local doctors' surgery, a chemist, and a range of restaurants and cosy cafes. As a charming small market town, Crook boasts regular markets and a friendly community atmosphere, making daily life both easy and enjoyable.

Presented in excellent modern and clean condition and set in a quiet yet accessible setting, this delightful bungalow is not to be missed. Arrange your viewing today to experience the comfort and convenience for yourself.

Ground Floor

Entrance Hallway

UPVC double glazed front entrance door, central heating radiator, cloak cupboard and coving to ceiling

Utility Room/Former WC

This was the original wc but now is used as a Utility room with plumbing and space for a washing machine, opaque UPVC double glazed window and wall shelving

Lounge/Dining Room

20'0" x 10'5" (6.100 x 3.185)

With feature fireplace and inset electric fire, UPVC double glazed window to the front elevation, two double central heating radiators, coving to ceiling, tv point and ample space for a dining table as required

Kitchen

9'8" x 7'9" (2.949 x 2.384)

Extensively fitted to a high standard with a range of Green Shaker style wall and base units, laminated working surfaces, inset one and a half bowl sink unit, mixer taps over, UPVC double glazed window, tiled splash backs, integral appliances including electric oven and gas hob, central heating radiator, laminated floor, coving to ceiling and UPVC double glazed rear door

Inner Hallway

Storage cupboard housing circulating tank and access to

Bedroom One

11'6" x 9'0" (3.507 x 2.764)

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

Bedroom Two

9'0" x 9'0" (2.762 x 2.764)

UPVC double glazed window, central heating radiator, coving, loft access and UPVC double glazed rear door

Shower Room/wc

Well appointed with double walk in shower cubicle with electric shower, panelled walls and ceiling, wc wash hand basin in vanity unit and storage under, double central heating radiator, opaque UPVC double glazed window and tiled floor

Exterior

To the front of the property there is a lawned garden with flower borders and external lighting. To the side of this there is a driveway providing car parking for three vehicle which leads to a single garage with roller up and over door. A side gate leads to a rear garden which is low maintenance with patio area and flower borders

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/8215-4057-2102-0594-1002>

EPC Grade D

Other General Information

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: B Annual price: £1,894.71 (Maximum 2025)

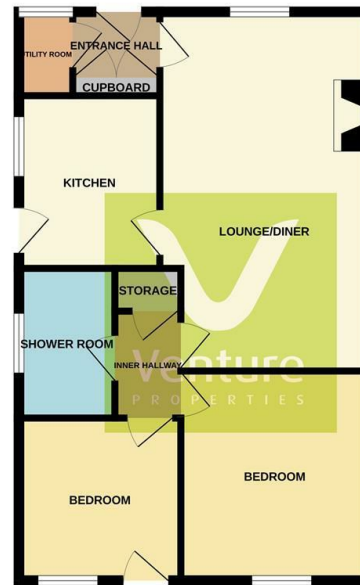
Energy Performance Certificate Grade D

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.

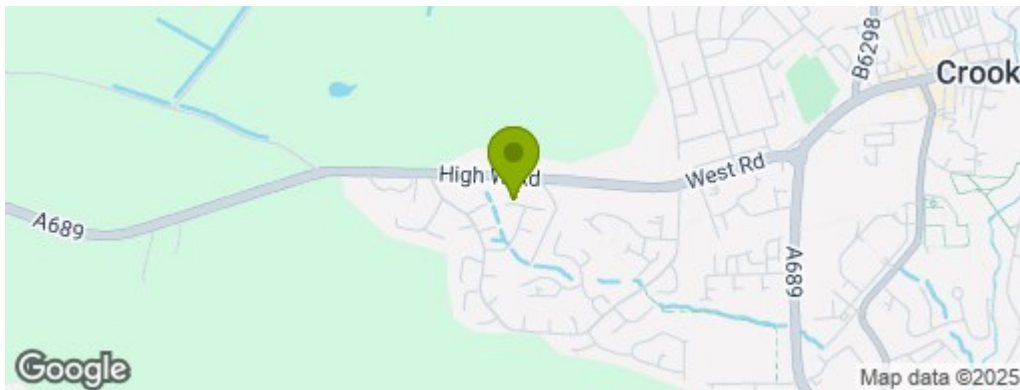
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GROUND FLOOR



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 misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The architect, system and appearance of the plan does not constitute and no guarantee as to their quality or efficiency can be given.
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Property Information

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