



Orchard Close

Crook DL15 8QU

£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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Orchard Close

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- Immaculate Two Bedroom Bungalow
- EPC Grade C
- Garden To Rear

- Located in the Heart Of Crook
- Lounge With Media Wall
- Gas Central Heating

- Country Style Fitted Kitchen
- Bathroom With Shower Also
- Ideal Location For The Town

A rare opportunity to purchase a two bedroom bungalow located just off the town centre of Crook. Crook has a range of amenities, schooling and recreational facilities. Orchard Close has been well maintained by and is presented to a high standard with a bespoke range of high quality fixtures and fittings throughout, upgraded kitchen and bathroom, built in media wall, oak veneered doors to name a few. In brief comprising of entrance hall, two bedrooms, lounge/diner, kitchen and bathroom.

To the front of the property a block paved area and a resin pathway leads to the front of the property with an area of lawn.

To the rear of the property is an enclosed garden mainly laid to lawn with a paved seating area and wrap around garden to the side, having raised flower beds and hard standing for a shed.

GROUND FLOOR BUNGALOW

Entrance Hallway

Accessed via a composite door leading into a spacious and welcoming hallway, doors lead to the living accommodation, central heating radiator and access to the loft. There is also access to a useful double storage cupboard.

Lounge/Dining Room

19'08 x 13'01 (5.99m x 3.99m)

A beautiful room having UPVC window, two central heating radiators, built in media wall with living flame fire. There is ample space for both living and dining furniture if required.

Kitchen

10'07 x 10'07 (3.23m x 3.23m)

Fitted with a bespoke range of base and wall mounted storage

units, display cabinets with contrasting granite work surfaces over and matching splash backs, integrated eye level electric oven and microwave, dropped ceramic sink with spray mixer tap over, four burner induction hob and extraction fan with slimline dishwasher. Space for an American style fridge freezer, chrome vertical radiator and door leading to the rear. The central heating boiler can be found in this room.

Bedroom One

15'00 x 10'00 (4.57m x 3.05m)

Located to the rear elevation of the property a lovely size room with UPVC window and central heating radiator.

Bedroom Two

11'05 x 8'06 (3.48m x 2.59m)

Located to the front elevation of the property having UPVC window and central heating radiator.

Bathroom/WC

Fitted with a four piece suite comprising bath with central mixer taps, double shower cubicle with power shower and separate handheld shower attachment, WC and wash hand basin set into a grey vanity storage cabinet. Chrome heated towel rail and obscured UPVC window plus extraction fan.

Externally

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Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/2675-3025-3207-2227-3204>

EPC Grade C

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast Highest available download speed 70 Mbps

Highest available upload speed 20 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

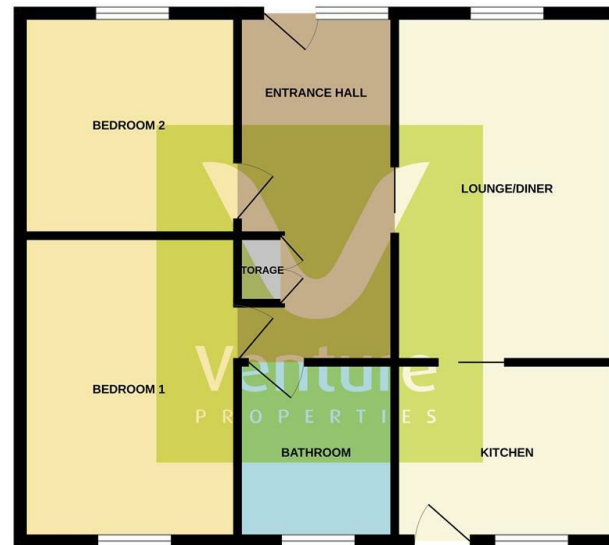
Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

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

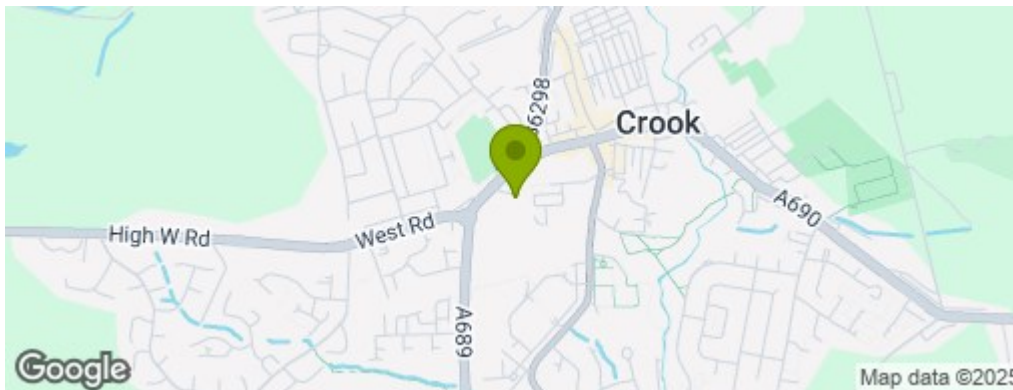
Disclaimer

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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 mis-statement. This plan is for guidance purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown here are not tested and no guarantee as to their operability or efficiency can be given. Made with Ventura CDS.



Property Information

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