



Clarence Gardens

Crook DL15 9EZ

£125,000





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Clarence Gardens

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- Three Bedroom Mid Terraced Family Home
- EPC Grade C
- Garden Behind The Garage

- Extended to the Rear
- Spacious Lounge
- Gas Central Heating

- Ground Floor Cloaks WC
- Garage & Driveway
- Well Presented

This terraced house is offered for sale in good condition and presents an ideal opportunity for first time buyers or families seeking a practical and comfortable home. The property features three bedrooms, including two doubles and one single, offering flexibility for family living or guest accommodation.

The reception room provides a welcoming space for relaxation and boasts a fireplace, adding a touch of character to the living area. The kitchen is well-appointed with attractive wood countertops and includes a dining space and a ground floor wc, making it suitable for everyday meals or entertaining guests.

Outside, the property benefits from a single garage with an electric door, offering secure storage or parking. In addition, there is a driveway providing further off-road parking. Beyond the garage, you will find a small garden, ideal for those who enjoy spending time outdoors or require a manageable outdoor area for children or pets.

The property falls within council tax band A, presenting an affordable option for buyers seeking to manage living costs. With its combination of practical features and well-maintained condition, this house is well suited for comfortable modern living. Viewing is highly recommended to fully appreciate what this home has to offer.

GROUND FLOOR

Entrance Porch

Via upvc double glazed door and central heating radiator.

Lounge

19'9" x 17'7" (6.034 x 5.381)

With feature fireplace, laminate flooring, central heating radiator and upvc double glazed window to front.

Kitchen/Breakfast Room

19'9" x 9'8" (6.034 x 2.948)

Fitted with a good range of wall and base units having solid wood worktops over, Belfast sink unit with mixer tap over, plumbing for washing machine, space for electric oven with extractor chimney over, wall mounted gas boiler, upvc double glazed window and door to rear.

Ground Floor Cloaks WC

Having wash hand basin and wc.

FIRST FLOOR

Landing

Connecting three bedrooms and bathroom

Bedroom One

10'3" x 9'7" (3.127 x 2.936)

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

Bedroom Two

8'07" x 10'02" (2.62m x 3.10m)

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

Bedroom Three

11'8" x 8'9" (3.576 x 2.676)

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

Bathroom/WC

Fitted with a white suite comprising of an P shaped panelled bath with shower and screen, over, wc, wash hand basin set to vanity unit and chrome heated towel rail.

Externally

Externally to the rear is an immediate enclosed yard with a outhouse.

To the front is a double driveway providing parking and a good sized garage with electric door. Beyond the garage is a small garden.

Energy Performance Certificate

To view the full Energy Performance Certificate please use the following link:
<https://find-energy-certificate.service.gov.uk/energy-certificate/0335-4620-0509-0556-5296?print=true>

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 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 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 rivers and the sea

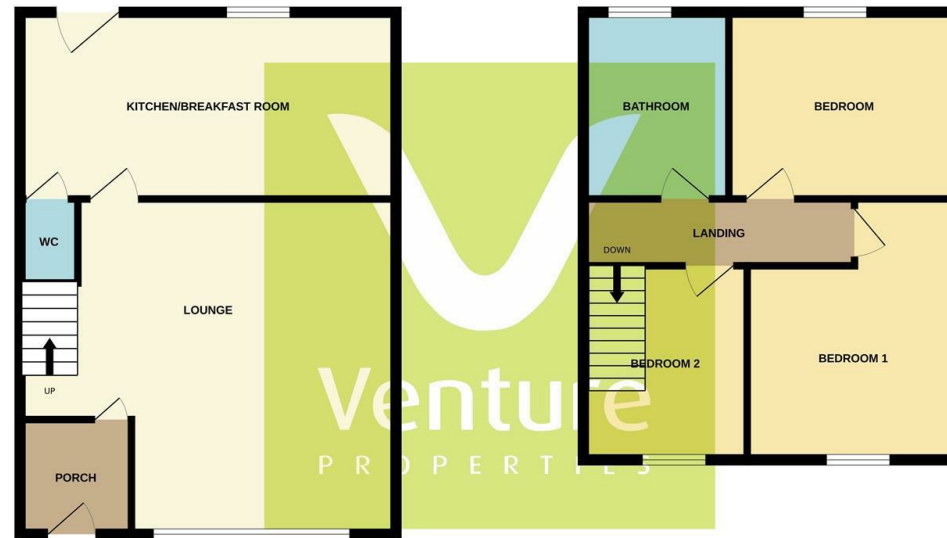
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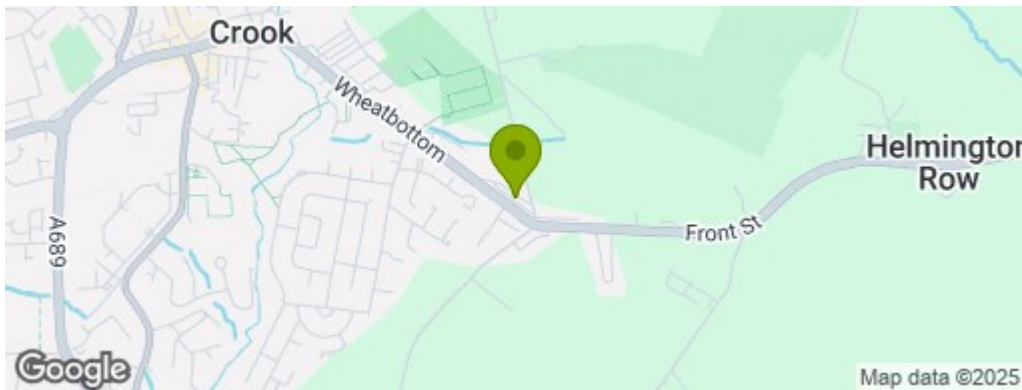
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GROUND FLOOR
540 sq.ft. (50.2 sq.m.) approx.

1ST FLOOR
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA: 1003 sq.ft. (93.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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