



Maple Crescent

Crook DL15 9LE

Chain Free £105,000





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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Maple Crescent

Crook DL15 9LE



- Three Bedroom Semi Detached Home
- EPC Grade C
- Lovely Rear Garden

- CHAIN FREE
- Useful Utility Room
- Gas Central Heating

- Lounge & Dining Room
- Bathroom With Free Standing Bath
- Popular Area

Nestled in the charming market town of Crook, County Durham, this smartly presented semi-detached home offers a wonderful blend of space, comfort, and convenience, making it an ideal purchase for families or those seeking a peaceful lifestyle within easy reach of local amenities.

The property boasts three generous double bedrooms, providing ample space for restful nights and personal retreats. The inviting lounge and dining room is perfect for both relaxing evenings and entertaining guests, while the lovely fitted kitchen, complete with a useful utility room, inspires home-cooked meals and effortless organisation.

Enjoy the outdoors in style, thanks to the property's enclosed rear garden, featuring a delightful pergola that offers an ideal setting for al fresco dining and summer gatherings. The front garden enhances the property's curb appeal and creates a welcoming approach to the home.

Offered chain free, this residence ensures a straightforward purchase process. The smart condition throughout means you can move straight in and make yourself at home without delay.

Located just a short drive from historic Durham City, the home is perfectly positioned for a balance between rural tranquillity and urban amenities. Families will appreciate the close proximity to well-regarded local primary schools. Everyday essentials are close at hand, with a bustling high street that includes a chemist, doctors' surgery, and a variety of independent shops, all contributing to the vibrant community spirit of this lovely little town.

Don't miss the opportunity to view this beautifully maintained home and experience all it has to offer. Arrange a viewing today to fully appreciate the space, location, and lifestyle available.

GROUND FLOOR

Entrance hallway

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

Kitchen

10'8" x 5'10" (3.276 x 1.802)

Fitted with wall and base units with contrasting work surfaces over, sink with mixer tap, integrated electric oven and gas hob, plumbing for washing machine and under stairs cupboard.

Utility Room

Having space for fridge freezer, central heating radiator, base units and rear entrance door.

Dining Room

12'9" x 11'0" (3.893 x 3.373)

With two upvc double glazed windows to rear, central heating radiator, storage cupboard and opening to lounge.

Lounge

14'4" x 11'0" (4.376 x 3.365)

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

FIRST FLOOR

Landing

Having central heating radiator and loft hatch

Bedroom One

11'0" x 9'1" (3.364 x 2.776)

Having storage cupboard, central heating radiator and uPVC double glazed window to rear.

Bedroom Two

12'0" x 11'4" (3.683 x 3.464)

Having central heating radiator, storage cupboard and uPVC double glazed window to rear

Bedroom Three

8'7" x 8'9" (2.618 x 2.670)

Having central heating radiator and uPVC double glazed window to front

Bathroom/WC

Fitted with a free standing bath, wc, wash hand basin set to vanity unit, spotlights to ceiling and central heating radiator.

Externally

To the front is a enclosed garden bounded by a fence and is lawned
To the rear is a lovely landscaped rear garden with patio and pergola

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 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 and flooding from the rivers and the sea

Disclaimer

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.

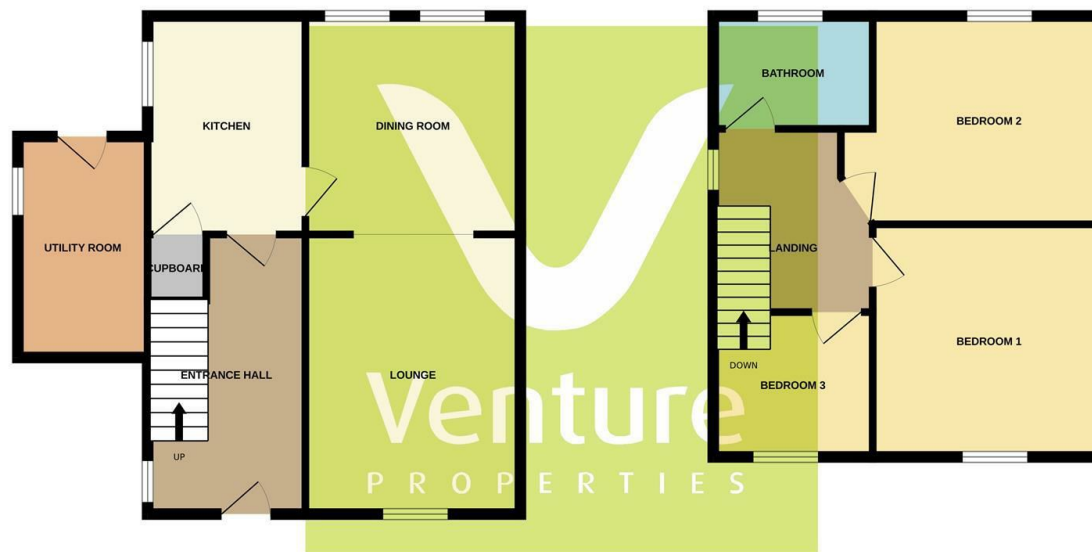
Energy Performance Certificate

To view the full Energy Performance Certificate please use the following link:
<https://find-energy-certificate.service.gov.uk/energy-certificate/7635-0820-3509-0487-5226?print=true>

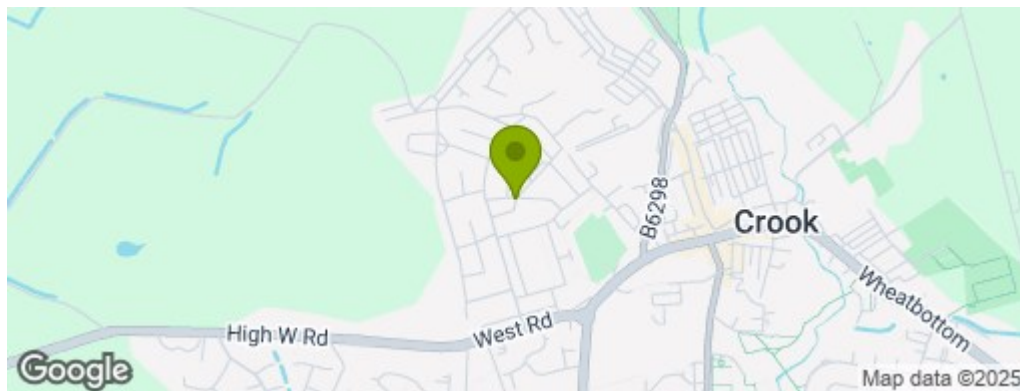
EPC Grade C

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

01388 741174

5 South Street, Crook, DL15 8NE
crook@venturepropertiesuk.com