



Victoria Avenue

Crook DL15 9DB

Asking Price £125,000





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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Victoria Avenue

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- Three Bedroom Mid Terrace
- EPC Grade D
- Town Center Location

- Two Reception Rooms
- Front Garden
- Lovely Family Home

- Fitted Kitchen
- First Floor Modern Bathroom
- Viewing Via Venture

Presented to the market is this immaculate three-bedroom terraced house, ideal for first-time buyers and families alike. Situated in a convenient location close to local amenities, the property offers comfortable and practical living spaces.

Upon entering, you are greeted by two well-proportioned reception rooms, providing ample space to relax or entertain guests. The accommodation includes a modern kitchen, designed to accommodate daily requirements with ease and functionality.

Upstairs, three bedrooms offer flexibility and privacy, with both primary and secondary bedrooms benefitting from built-in wardrobes that provide excellent storage solutions. The interiors are maintained to a high standard throughout, reflecting the property's immaculate condition.

Enhancing the charm of this home is a feature fireplace, adding warmth and character to the living environment. The property also falls within council tax band A, offering an affordable ongoing cost for homeowners.

This terraced house presents an excellent opportunity for those seeking a comfortable and low-maintenance home within easy reach of amenities. The thoughtful layout and built-in features ensure practicality for families, while the condition of the property allows for immediate occupation.

Viewings are highly recommended to fully appreciate what this pleasant and well-cared-for home has to offer.

GROUND FLOOR

Entrance Hallway

A upvc entrance door leads into an entrance porch, ideal for cloaks hanging and shoe storage with wood effect flooring and a door leading into the inner hallway. The wood effect flooring continues into this space, stairs rise to the first floor and doors into the ground floor living accommodation. Central heating radiator and original coving to the ceiling.

Lounge

12'0" x 10'11" (3.660 x 3.350)

Located to the front of the property with a UPVC bay window fitted with custom made wooden Venetian blinds, original coving and ceiling rose. An impressive focal point to the room is the open cast iron fire with marble hearth and solid wood surround with alcoves to either hand.

Dining Room

14'0" x 16'0" (4.270 x 4.880)

With UPVC window over looking the rear yard, central heating radiator and access to a under stair storage cupboard.

Kitchen

8'11" x 8'0" (2.740 x 2.440)

The fitted kitchen has a range of white high gloss base and wall mounted storage units with wood effect work surfaces over, white brick effect tile splash backs and integrated appliances including refrigerator, freezer, electric oven, gas hob with extractor over. There is space and plumbing for an automatic washing machine, a UPVC window allows natural light to fill this space with stainless steel sink unit below. A UPVC door leads to the rear yard. There are spot lights to the ceiling and wood effect flooring.

FIRST FLOOR

Landing

Stairs rise from the inner hallway, the spacious landing provides loft access with pull down ladder.

Bedroom One

12'0" x 6'11" (3.660 x 2.130)

The master bedroom lies to the front of the property having a UPVC window, central heating radiator, cover ceiling and four door fitted wardrobes allowing ample storage space.

Bedroom Two

10'11" x 6'0" (3.350 x 1.830)

Can be found to the rear of the property having UPVC window, central heating radiator, cover ceiling and fitted four door wardrobes with shelving. The central heating boiler can be found in this room.

Bedroom Three

14'11" x 6'11" (4.570 x 2.130)

Located to the front of the property, having UPVC window, central heating radiator, cover ceiling and fitted floor to ceiling double wardrobe.

Bathroom/WC

Modern bathroom comprises of a four piece white suite including free standing bath, WC, wash hand basin set in vanity unit and separate shower cubicle with power shower and hand held shower head. Fully tiled, chrome heated towel rail and UPVC obscured window.

Externally

A wrought iron gate allows access to the front of the property, a concrete path leads to the front door with stone steps, additional lawned area bounded by hedgerows and fencing. To the rear of the property an enclosed yard area with gated access to the rear and a brick built outhouse.

Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/8380-7726-7510-3010-2276>

EPC Grade D

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: A. Annual price: £1,624.04 (Maximum 2024)

Energy Performance Certificate Grade D

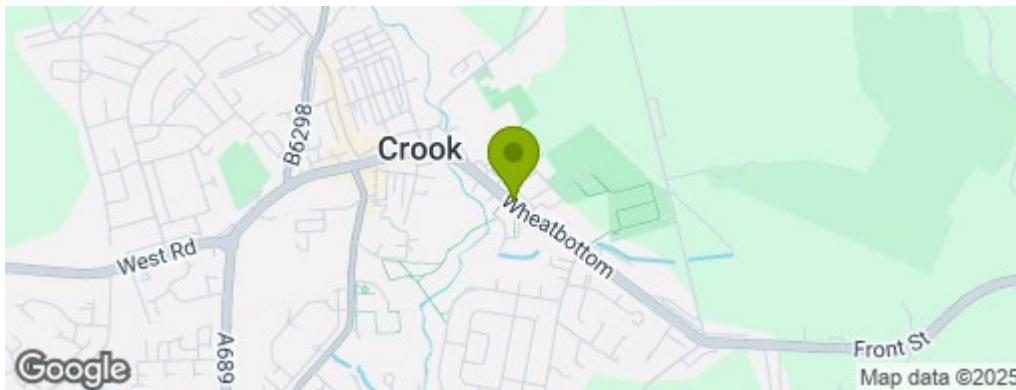
Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.
Flood Risk: Very low risk of surface water flooding, Very low risk of flooding from the rivers and the sea

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.



While 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 the proposed property only and should be used as a guide only for prospective purchasers. 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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