



**Dawson Street**

Crook DL15 8NH

**Chain Free £80,000**





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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# Dawson Street

Crook DL15 8NH



- Two Bedroom Mid Terraced Home
- EPC Grade C
- Two Reception Rooms

- CHAIN FREE
- Gas Central Heating
- Rear Enclosed Yard

- Lovely Sized Kitchen
- UPVC Double Glazing
- First Floor Bathroom

An Excellent sized two bedroom mid-terrace house on Dawson Street presents an excellent opportunity for both first-time buyers and investors alike. This delightful property boasts two well-proportioned reception rooms, providing ample space for relaxation and entertaining. The inviting lounge is perfect for unwinding after a long day, while the second reception room offers versatility for use as a dining area or a study.

The house features two comfortable bedrooms, ideal for a small family or those seeking extra space for guests. The bathroom is conveniently located, ensuring practicality for everyday living. Recently updated with new carpets and fresh decor, this home is ready for you to move in without the need for any immediate renovations.

One of the features of this property is the rear enclosed yard, providing a private outdoor space for enjoying the fresh air or hosting summer gatherings. The chain-free status of the property simplifies the buying process, making it an attractive option for those looking to settle in quickly.

With its prime location in Crook, you will find yourself within easy reach of local amenities, schools, and transport links, ensuring a convenient lifestyle. This two-bedroom terraced house is a wonderful opportunity to create a warm and welcoming home in a vibrant community. Don't miss your chance to view this lovely property.

## Ground Floor

### Entrance Hallway

UPVC double glazed front entrance door, staircase to the first floor, double central heating radiator.

### Lounge

14'08" x 13'06" (4.47 x 4.11)

With Contemporary fireplace, inset and hearth with electric fire, upvc double glazed window to the front elevation, double central heating radiator, tv point, recently carpeted, open through to

### Dining Room

16'08" x 8'04" (5.08 x 2.54)

Central heating radiator and timber door to large under stairs cupboard

### Kitchen

11'10" x 8'01" (3.61 x 2.46)

Fitted with a range of Cherry wall and base units, laminated working surfaces over, inset circular sink unit with mixer taps over, tiled splash backs, upvc double glazed window to the rear elevation, electric cooker point, extractor hood over, plumbing and space for washing machine, glass fronted display cupboards, spot lighting, concealed wall mounted gas boiler, tiled floor, kick space heater and UPVC double glazed rear entrance door.

### First Floor

### Landing

Loft access with pull down aluminium ladder which is partially boarded for storage.

### Bedroom One

13'05" x 12'05" (4.09 x 3.78)

Upvc double glazed window to the front elevation, laminated floor, double central heating radiator, over stairs wardrobe and fitted wardrobes with sliding door to one wall.

### Bedroom Two

11'02" x 8'06" (3.40 x 2.59)

Upvc double glazed window to the rear elevation, central heating radiator, laminated floor.

### Bathroom/WC

Fitted suite to include panelled bath, mains shower over and shower screen, wc and wash hand basin housed set to vanity unit, chrome heated towel rail, opaque UPVC double glazed window, tiled walls and vinyl flooring

### Exterior

Immediately to the rear of the property there is large yard with raised flower bed, external water supply and large 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/2737-7221-9300-0004-0292?print=true>

EPC 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 2024)

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.

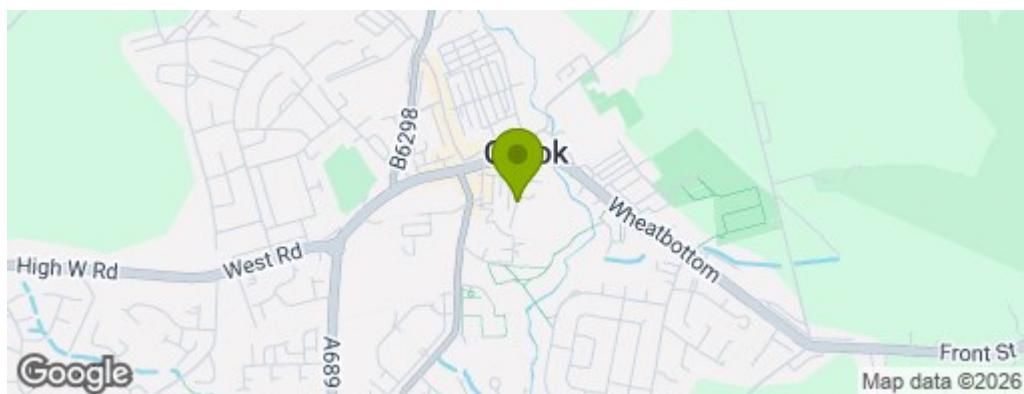
Flood Risk: Very Low risk of surface water flooding, and very low flooding from rivers and sea

## Disclaimer

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## Property Information

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