



**Osbourne Gardens**

Crook DL15 9DA

**£135,000**







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# Osbourne Gardens

Crook DL15 9DA



- Three Bedroom Mid Terraced
- Modern Family Bathroom
- Gas Central Heating

- Set Over Three Floors
- EPC Grade C
- Lovely Well Presented Home

- Spacious Dining Kitchen
- Front and Rear Courtyard
- Call Venture To View !!!

Nestled in the heart of the thriving market town of Crook, this stunning three-bedroom bay window terraced home is offered for sale in excellent, smart condition. Arranged gracefully over three spacious floors, this traditional property boasts modern living blended beautifully with period charm.

Upon entering, you are welcomed into a bright and inviting lounge—perfect for relaxing evenings or entertaining guests. The well-proportioned kitchen/dining room offers ample space for family meals and social gatherings, featuring contemporary fittings and a sleek design. Upstairs, three generously sized bedrooms provide comfortable accommodation, complemented by a stylish, modern bathroom.

This lovely family home sits just moments away from the vibrant centre of Crook, renowned for its bustling market held every Tuesday and Saturday. Residents enjoy easy access to a variety of shops, businesses, and an excellent selection of independent retailers, making everyday life wonderfully convenient.

With superb local amenities and a strong community spirit on your doorstep, this bay window terraced property represents a fantastic opportunity to enjoy stylish living in a prime location. Arrange your viewing today to truly appreciate all this wonderful home has to offer.

## Ground Floor

### Entrance Hallway

With upvc entrance door, laminate flooring and stairs to first floor.

### Lounge

13'7" x 13'3" (4.14 x 4.04)

With upvc double glazed bay window, laminate flooring, central heating radiator, tv point, spot lighting to ceiling

### Dining Kitchen

L Shaped 10'0" x 16'9" 19'10" x 4'9" (L Shaped 3.05 x 5.11 6.05 x 1.45)

The Kitchen area with is fitted with a lovely range of cream wall and base units with contrasting laminate work surfaces over, integrated eye level electric double

oven and separate electric hob with extractor chimney over, integrated washing machine and tumble drier, integrated dishwasher, built in fridge freezer, ceramic sink unit with mixer tap, UPVC double glazed window, central heating radiator and door to under stairs storage cupboard.

Dining area with UPVC double glazed french doors, laminate flooring, spot lighting to ceiling, double doors to lounge

### Rear Entrance Lobby

Having tiled flooring, central heating radiator and uPVC double glazed rear door.

### Ground Floor Cloaks WC

Fitted with a white wash hand basin, wc and central heating radiator.

## FIRST FLOOR

### Landing

Door to stairs to second floor and upvc double glazed window.

### Bedroom Two

11'8" x 10'2" (3.56 x 3.10)

Having upvc double glazed window & central heating radiator.

### Bedroom Three

12'1" x 10'6" (3.68 x 3.20)

Having upvc double glazed window, central heating radiator and stoarge cupboard housing wall mounted gas boiler.

### Bathroom/WC

Beautiful bathroom suite fitted with a large bath, walk in shower cubicle with mains shower over, wc & wash hand basin set to vanity unit, tiled walls and floor, opaque UPVC double glazed window, chrome heated towel rail as well as a separate vertical radiator.

### Second Floor

leading to main bedroom.

### Master Bedroom

15'4" x 15'4" (4.67 x 4.67)

Timber velux window, central heating radiator & spot lighting to ceiling.

### Exterior

To the front of the property is a courtyard with walled and gated boundary. To the rear the yard has been transformed into a pleasant courtyard with painted walls, gravelled area and decked patio area.

### Energy Performance Certificate

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

TBC

### 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 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 flooding from rivers/sea

### Disclaimer

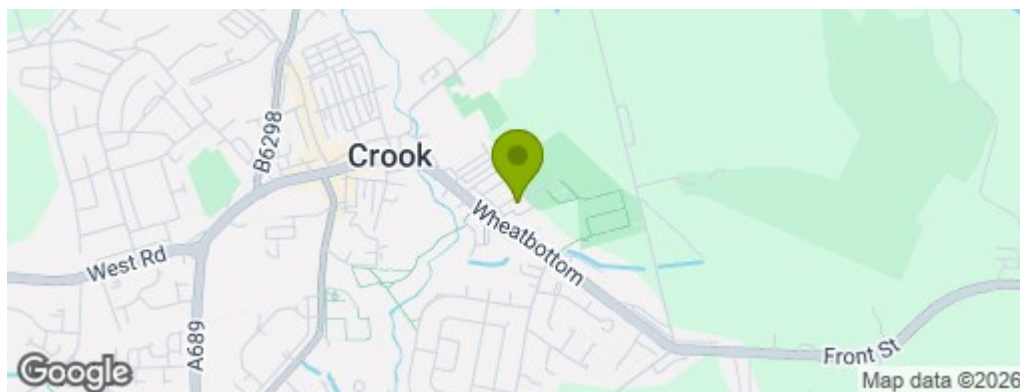
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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

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