



Church Hill

Crook DL15 9DN

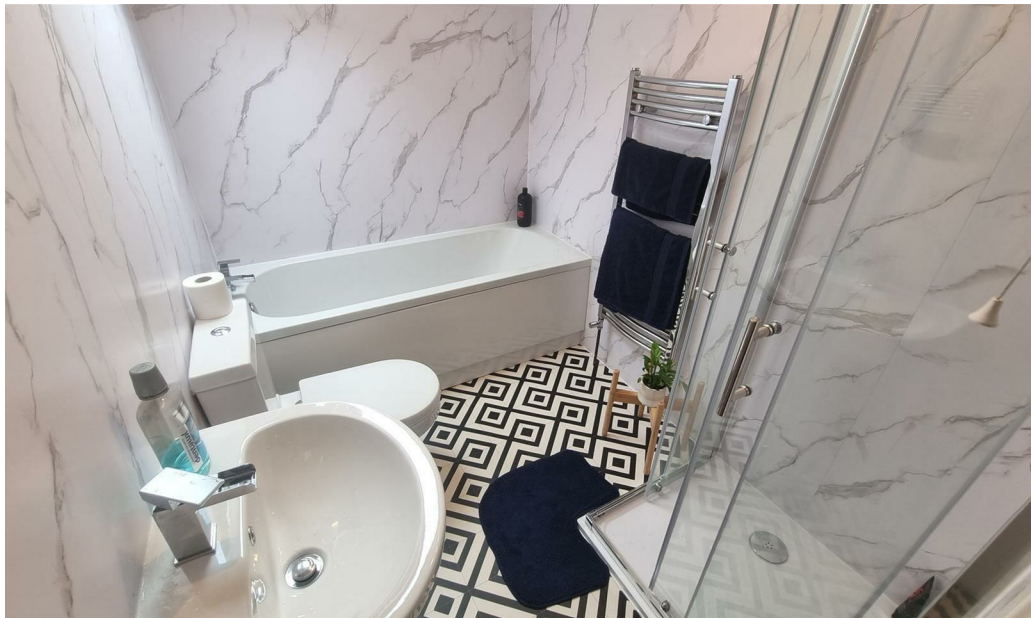
Offers Over £120,000



Venture
PROPERTIES



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.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Church Hill

Crook DL15 9DN



- Two Bedroom End Terraced Cottage
- EPC Grade D
- Popular Location On Church Hill

- CHAIN FREE
- New Kitchen & Bathroom
- Gas Central Heating

- Sympathetically Renovated
- Rear Pretty Courtyard
- A Must See Property

Located in the picturesque Church Hill, Crook, this charming two-bedroom end-terraced stone-built cottage is a gem waiting to be discovered. Renovated with care and attention by the current owner, this property exudes character and warmth.

As you step inside, you are greeted by a cosy reception room, perfect for relaxing or entertaining guests. The new kitchen adds a modern touch while maintaining the cottage's traditional feel. With two bedrooms & bathroom there is ample space for a small family, a couple, or even a home office.

One of the highlights of this property is the pretty enclosed courtyard to the rear, offering a private outdoor space to enjoy a morning coffee or an evening glass of wine. Whether you are a keen gardener or simply enjoy al fresco dining, this courtyard is sure to delight.

Being chain-free, this property is ready and waiting for its new owners to move in and make it their own. If you appreciate homes with character and history, this is a must-see property that is sure to capture your heart.

Don't miss out on the opportunity to own this delightful cottage in Crook. Book a viewing today and envision the life you could create in this charming abode.

GROUND FLOOR

Lounge

15'0" x 13'8" (4.593 x 4.183)

With solid wood flooring, feature cast iron fireplace, central heating radiator and uPVC double glazed window to front.

Kitchen

14'11" x 8'0" (4.557 x 2.443)

Fitted with a lovely kitchen having wall and base units with solid wood worktops over, single sink unit and drainer with mixer tap, Integrated electric oven and hob having extractor hood over, plumbing for washing machine and space for under counter fridge and freezer, ample space for a breakfast table, wall mounted gas boiler and central heating radiator.

FIRST FLOOR

Landing

Having central heating radiator and spot lighting to ceiling.

Bedroom One

11'3" x 10'9" (3.454 x 3.300)

With a fitted wardrobe having sliding doors, central heating radiator and uPVC double glazed window to front.

Bedroom Two

9'0" x 9'1" (2.758 x 2.785)

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

Bathroom

Fitted with a white suite having panelled bath, wc, wash hand basin, corner shower unit having mains rainfall shower over and chrome heated towel rail.

Externally

Externally to the front is a small forecourt area with stone steps leading up to the front door. Whilst to the rear is a good sized pretty courtyard.

Agents Note

The neighbouring property has a right of way through the courtyard for utilities.

Energy Performance Certificate

To access the Energy Performance certificate for this property, please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/5532-3925-4100-0786-5296>

Epc Grade D

Agents Other Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast broadband is available (Highest available download speed: 1800 Mbps / Highest available upload speed 120 Mbps)

Mobile Signal/coverage: Likely to be good with EE and 02
Council Tax: Durham County Council, Band: A Annual price: £1621(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.

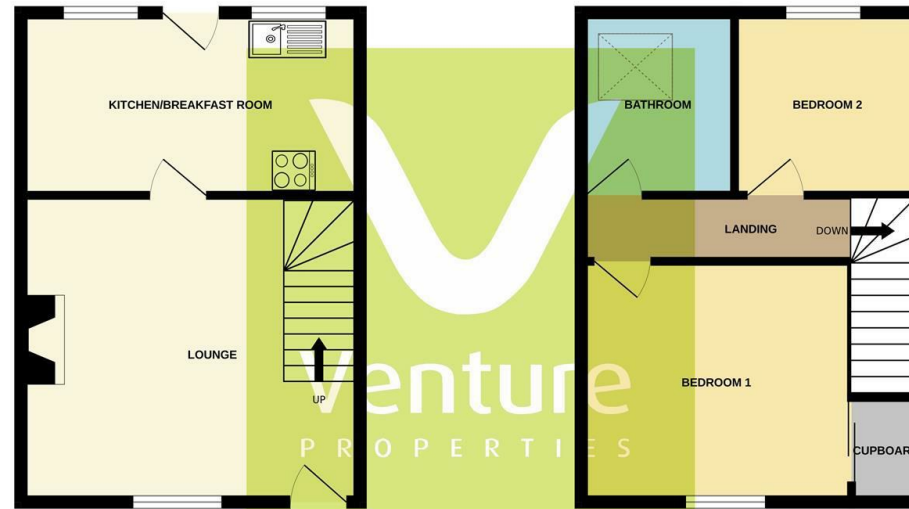
Flood Risk: Very low risk of flooding from rivers and the sea, very low risk of flooding from rivers and the sea.

Conservation Area: Yes. Crook Conservation Area Designated 1975, amended 2013

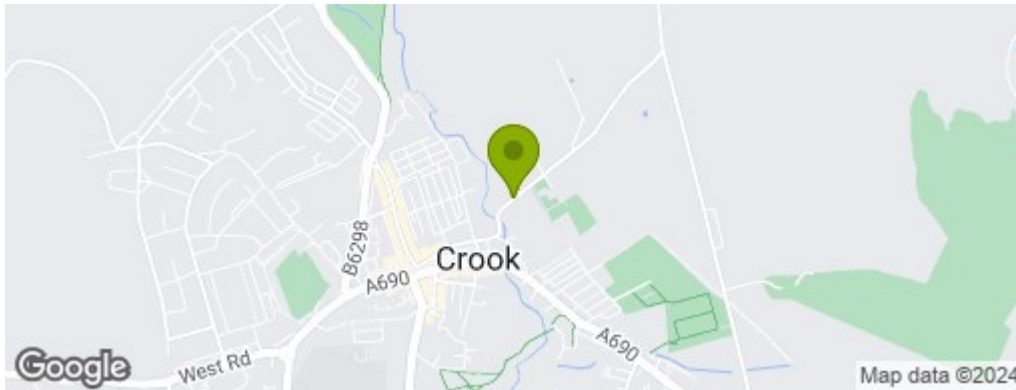
The preceding details have been sourced from the seller, OntheMarket.com and other third parties. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Venture Properties (Crook) Limited cannot accept liability for any information provided.

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.
Made with Metrogv ©2024



Property Information

Durham County Council - Council Tax Band A
Tenure - Freehold

01388 741174

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