



**Borrowdale Grove**

Crook DL15 8PL

**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.



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.

# Borrowdale Grove

Crook DL15 8PL



- Two Bedroom Mid Link
- EPC Grade C
- Through Lounge

- Gardens Front & Rear
- UPVC Double Glazed
- Two Double Bedrooms

- Recently Refitted Kitchen
- Gas Central Heating
- Ideal First Home Chain Free

This delightful mid-terrace house presents an excellent opportunity for first-time buyers. Spanning an inviting 678 square feet, the property boasts a well-designed layout that maximises space and comfort.

Upon entering, you are welcomed into a cosy reception room, perfect for relaxing or entertaining guests. The heart of the home is the recently refitted kitchen, which combines modern convenience with a warm, inviting atmosphere, making it an ideal space for culinary enthusiasts.

The property features two generously sized double bedrooms, providing ample space for rest and relaxation. The well-appointed bathroom caters to all your needs, ensuring comfort and practicality.

Outside, the house benefits from both front and rear gardens, offering a lovely outdoor space for gardening, play, or simply enjoying the fresh air. The gardens enhance the overall appeal of the property, making it a perfect retreat after a long day.

Offered for sale chain-free, this home is ready for you to move in and make it your own. With its attractive features and prime location, this property is not to be missed. Whether you are looking to start your journey on the property ladder or seeking a charming home in a friendly neighbourhood, this house in Borrowdale Grove is an excellent choice.

## Ground Floor

### Entrance Hallway

Via UPVC double glazed door, central heating radiator and stairs to first floor landing.

### Kitchen

8'04x6'08 (2.54mx2.03m)

Recently refitted with a range of Grey wall and base units, laminated working surfaces over, inset sink unit, mixer taps over, UPVC double glazed window, integral appliances including electric oven, electric hob and extractor over, plumbing and space for washing machine, storage cupboard, UPVC double glazed rear door

### Lounge/Diner

19'05x11'00 (5.92mx3.35m)

Having patio doors to rear, two central heating radiators, television point, and UPVC double glazed window to front.

### First Floor

### Landing

### Bedroom One

14'01x9'00 (4.29mx2.74m)

With storage cupboard, central heating radiator and UPVC double glazed window to rear.

### Bedroom Two

10'10x10'01 (3.30mx3.07m)

With fitted wardrobes to one wall, central heating radiator and storage cupboard housing combination boiler.

### Bathroom/WC

Fitted with a white suite comprising of paneled bath with electric shower over, pedestal wash hand basin, low lever W/C, tiled splash backs and UPVC double glazed window to rear.

### Externally

With gardens to both front and rear with outhouse.

### 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/8885-7028-0140-6231-2996>

EPC Grade C

### 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 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

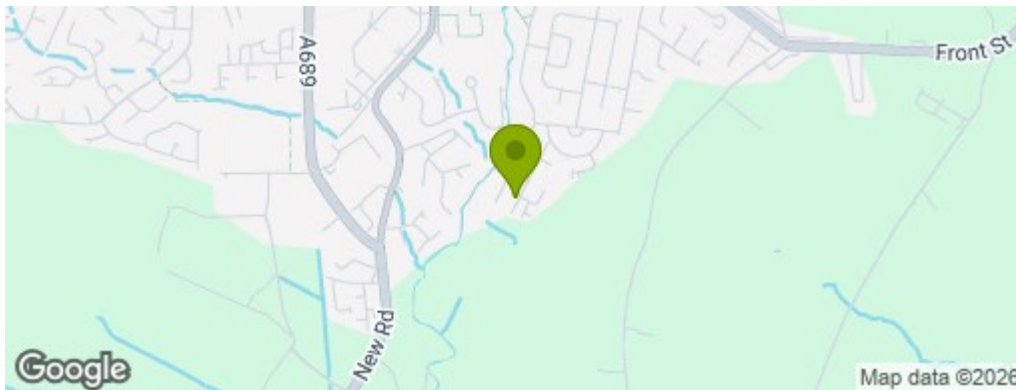
The preceding details have been sourced from the seller, OntheMarket.com and other third parties. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities.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

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 Metroplan ©2025



## Property Information

**01388 741174**

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