



Robinson Grove

Crook DL15 9GP

£160,000





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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- Three Bedroomed Property
- EPC Grade C
- Garage

- Open Plan Lounge/Dining Room
- Cloaks/WC
- Close to Primary School

- Master Bedroom En Suite
- Good Sized Rear Garden
- Kitchen/Diner

A well presented three bedroomed property situated in a popular, modern residential area. The larger design of the three bedrooms on this estate, the property comprises spacious entrance porch, cloaks/wc, spacious open plan lounge/dining area and kitchen/breakfast room to the ground floor. To the first floor are three bedrooms, the master bedroom having en suite shower room, and a family bathroom. Externally there is a good sized rear garden and garage. Viewing is recommended at your earliest convenience.

Ground Floor

Entrance Porch

Timber and glazed entrance door, central heating radiator, alarm panel, wood effect laminate flooring, door to cloaks/wc

Cloakroom/WC

Wash hand basin, wc, central heating radiator, opaque UPVC double glazed window, wood effect laminate flooring

Lounge/Dining Room

231' x 11'3" (7.04 x 3.45)

UPVC double glazed window to front, UPVC double glazed french doors to rear, wood effect laminate flooring, two central heating radiators, tv point, telephone point, sky point, open plan turned staircase to first floor.

Kitchen/Breakfast Room

15'10" x 10'7" (4.83 x 3.23)

With a range of tasteful cream wall and base units with wood effect laminate work surfaces over, one and a half bowl sink unit with mixer tap, integrated electric double oven, gas hob and extractor hood over, under unit lighting, spot lighting to ceiling, plumbing and space for washing machine, UPVC double glazed window, rear timber and glazed entrance door, central heating radiator, ample space for table and chairs as required. Central heating boiler housed in cupboard.

First Floor

Landing

Central heating radiator, spindle balustrade, timber door to airing cupboard with slatted shelf and housing boiler mate

Bedroom One

10'5" x 9'3" (3.20 x 2.82)

UPVC double glazed window, double fitted wardrobes with shelf and hanging rail, tv point

En Suite/WC

Opaque UPVC double glazed window, fitted curved shower cubicle, tiled, with mains shower, wc, wash hand basin, shaver point, central heating radiator, vinyl tile effect flooring

Bedroom Two

9'10" x 9'3" (3.02 x 2.82)

UPVC double glazed window, central heating radiator, tv point

Bedroom Three

10'2" x 7'8" (3.10 x 2.34)

UPVC double glazed window, central heating radiator, tv point

Bathroom/WC

Panelled bath, wc, wash hand basin, shaver point, opaque UPVC double glazed window, central heating radiator, tile effect vinyl flooring

Exterior

To the front of the property is an open plan lawned area and pathway leading to entrance. To the rear is a garden with patio area, lawn and garden path. A service door give access from the inside of the garden to the garage which has a roll up door, power and lighting

Energy Performance Certificate

To view the Energy Performance Certificate for this property, please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/1536-5026-0600-0439-3206>

EPC Grade C

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available download speed 1800 Mbps. Highest available upload speed 220 Mbps.

Mobile Signal/coverage: Good coverage with EE, Vodaphone, 02 and 3

Council Tax: Durham County Council, Band: C Annual price: £2,222.19 (Maximum 2026)

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. Very low risk of flooding from rivers and the sea.

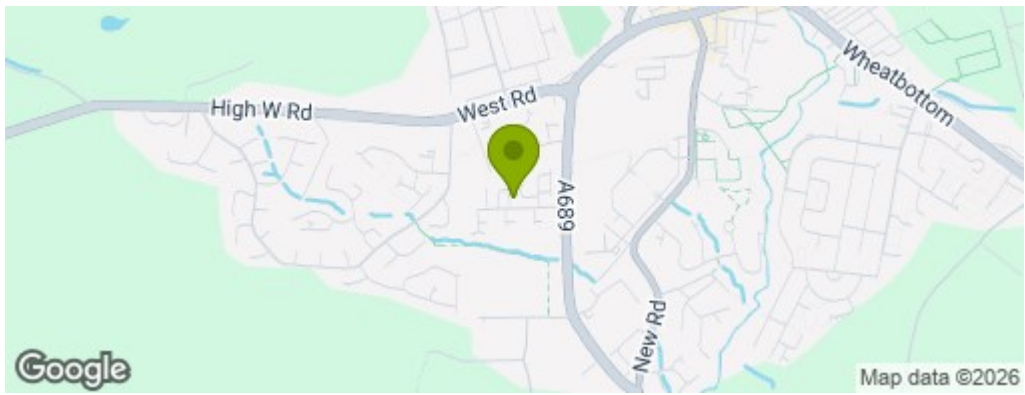
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HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



TOTAL FLOOR AREA: 1038 sq ft. (96.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, ceiling, walls and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 (Mark with reference 02026)



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