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2 Wordsworth Court, Crook, DL15 9TP



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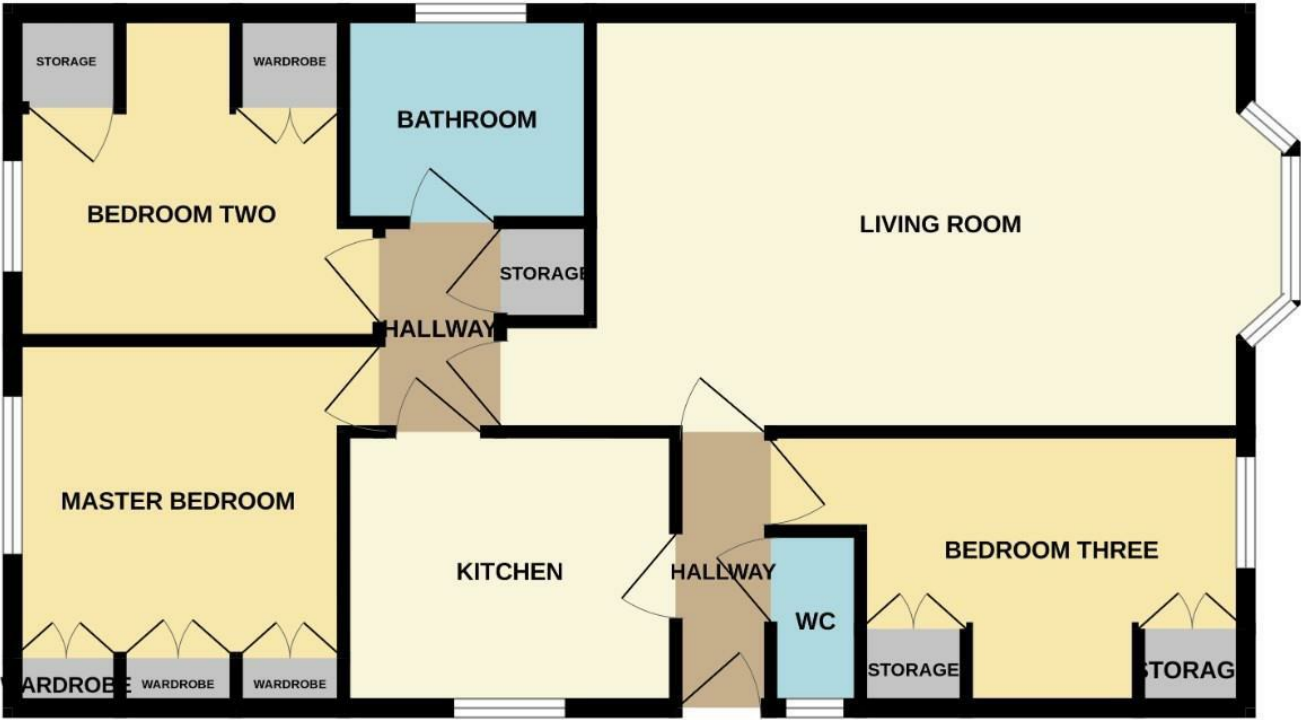
Price £210,000

Immaculately presented, three bedroomed detached bungalow located on Wordsworth Court in Crook. The property is freehold and has UPVC double glazing throughout and gas central heating. Perfectly positioned, within a quiet cul de sac, on a popular residential area on the outskirts of the town this property is close to a range of amenities including schools, supermarkets, restaurants, retail stores, cafes, healthcare services. There is a regular bus service providing access to neighbouring towns and villages, whilst the A68 is close by for commuters.

In brief the property comprises; an entrance hall leading through into the living room/diner, kitchen, three spacious bedrooms, bathroom and cloakroom. Externally the property has a lawned garden to the front along with a driveway to the side leading to the garage providing ample off street parking. To the rear of the property there is a large private garden mainly laid to lawn along with patio area with space for outdoor furniture.

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GROUND 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.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	79
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

**Living Room/Diner**

20'8" x 12'5"  
Bright and spacious living room located to the front of the property, with ample space for furniture, electric fire with feature surround and bay window to the front elevation.

**Kitchen**

10'0" x 8'2"  
The kitchen is fitted with a range of high gloss wall, base and drawer units, contrasting work surfaces, tiled splash backs and sink/drain unit. Space is available for free standing appliances including an oven, fridge/freezer and washing machine.

**Master Bedroom**

11'5" x 9'3"  
The master bedroom is a large double bedroom, benefiting from built in wardrobes and window to the rear elevation.

**Bedroom Two**

11'4" x 9'6"  
The second bedroom is another good size double bedroom with fitted wardrobes and window to the rear elevation.

**Bedroom Three**

14'1" x 8'2"  
The third bedroom is a double bedroom with fitted wardrobes and window to the front elevation.

**Bathroom**

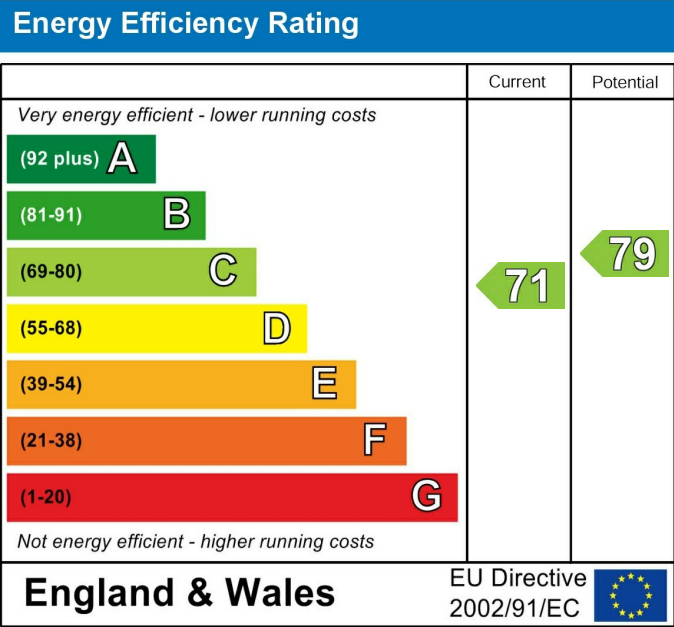
7'4" x 6'2"  
The bathroom is fitted with a panelled bath, WC, wash hand basin and shower cubicle.

**Cloakroom**

5'2" x 2'7"  
Fitted with a WC and wash hand basin.

**External**

Externally the property has a lawned garden to the front along with a driveway to the side leading to the garage providing ample off street parking. To the rear of the property there is a large private garden mainly laid to lawn along with patio area with space for outdoor furniture.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



















