

Dickens Way

Crook DL15 9FQ

Asking Price £160,000

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.









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Dickens Way

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- Three Bedroom Detached Home
- EPC Grade D
- South Facing Rear Garden
- Lounge & Dining Room
- Good Sized Driveway
- Modern Established Deveopment
- Neutrally Decorated
- Garage
- Ideal Family Home

This immaculate detached residence presents a fantastic opportunity for those in search of a modern and comfortable family home. From the moment you arrive, the beautifully maintained exterior, complete with a generous driveway and integral garage, sets the tone for the exceptional living space within.

Step inside to discover a home that's been cared for very well, boasting tasteful décor and an abundance of natural light throughout. The interior has been thoughtfully arranged to suit the needs of a growing family or discerning professionals, featuring three generously proportioned bedrooms. Each room offers a restful haven, with ample space for both relaxation and productivity.

The heart of the home opens onto a stunning rear garden, perfectly designed for outdoor entertaining or peaceful afternoons soaking up the sunshine. Whether hosting friends, family gatherings, or simply enjoying some quiet time, this tranquil space is sure to impress.

Beyond the comforts of the property itself, the location could not be more convenient. Residents enjoy easy access to an excellent range of local amenities, including well-regarded primary and secondary schools, ideal for families with children. Shopping facilities, cosy cafes, and welcoming pubs are just a short stroll away, making everyday living a genuine pleasure. For those commuting, transport links are readily available, connecting you swiftly to the town centre and surrounding areas.

This is a rare opportunity to secure a beautifully presented home in one of the area's most desirable postcodes. To fully appreciate all that this superb property has to offer, arrange your viewing today.

GROUND FLOOR

Entrance Hallway
Via composite front door, access in a inner hallway, stairs rise to the first floor and central heating radiator.

Lounge
12'2" x 13'6" (3.710 x 4.140)
Located to the front elevation of the property having UPVC window, central heating radiator and a door leads into the kitchen.

Ground Floor Cloaks WC
Fitted with WC and wash hand basin, obscured UPVC window and central heating radiator.

Kitchen
9'8" x 8'3" (2.970 x 2.540)
Fitted with base units and laminate work surfaces over, integrated electric oven, hob and washing machine with further space for free standing appliances. Stainless steel sink unit with mixer tap, undercounter fridge and UPVC window above. A door leads to the rear garden, access to an under stair storage cupboard and a opening into the dining room. The gas central heating boiler is located in this room.

Dining Room
10'9" x 7'3" (3.300 x 2.210)
Located to the rear elevation of the property having UPVC sliding patio doors, central heating radiator with ample space for family dining table.

FIRST FLOOR

Landing
Stairs rise from the entrance hall and provide access to the first floor living accommodation, the loft and a linen storage cupboard.

Bedroom One
13'3" x 9'1" (4.040 x 2.770)
Located to the front elevation of the property having UPVC window, central heating radiator and wood effect laminate flooring.

Bedroom Two
10'0" x 9'1" (3.070 x 2.770)
Located to the rear elevation of the property having UPVC window and central heating radiator.

Bedroom Three
8'11" x 6'0" (2.720 x 1.830)
Located to the front elevation of the property having UPVC window and central heating radiator.

Bathroom/WC
Fitted with a three piece suite having bath with shower over, WC, wash hand basin, central heating radiator and obscured UPVC.

Externally
To the front of the property is a driveway for off road parking and a single garage , there is also a car charging point.

To the rear of the property is an enclosed south facing garden mainly laid to lawn bounded by fencing. Gated access to the side of the property which is ideal for bin storage.

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/0350-2387-4610-2006-3611

EPC Grade D

Other General Information
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Tenure: Freehold
Gas and Electricity: Mains
Sewerage and water: Mains
Broadband: Ultrafast Available Highest available download speed 1800 Mbps Highest available upload speed 220 Mbps
Mobile Signal/coverage: Good with EE, Vodaphone, 3 and O2. We recommend you contact your provider to confirm coverage
Council Tax: Durham County Council, Band: C Annual price: £2,222.19 (Maximum 2026)
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 surface water flooding. Very low risk of flooding from 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.

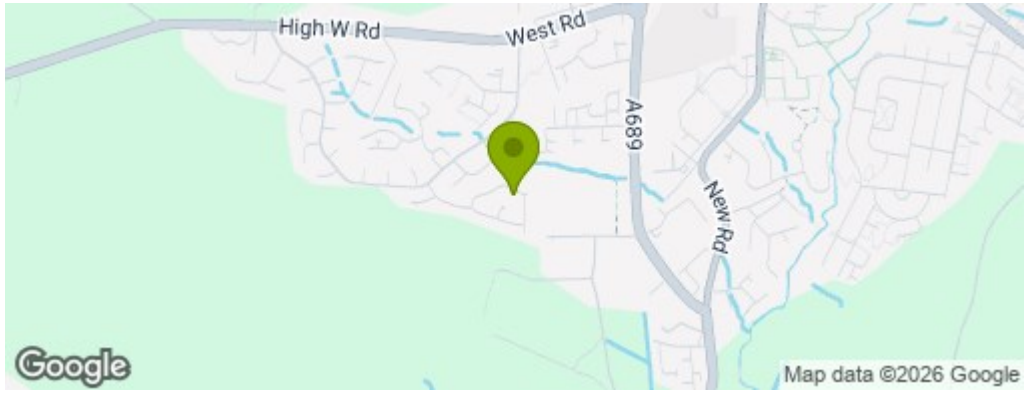
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser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

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.
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Property Information

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