



Heather Lane, DL15 9TW  
2 Bed - Bungalow - Semi Detached  
£145,000

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

# Heather Lane , DL15 9TW

\* NO FORWARD CHAIN \* DRIVEWAY AND GARAGE \* CUL-DE-SAC LOCATION \*

Robinsons are thrilled to offer to the sales market, with the benefit of no onward chain, this two bedroom semi-detached bungalow with driveway and garage and front and rear gardens. The property is warmed by a gas combination boiler and has double glazed windows.

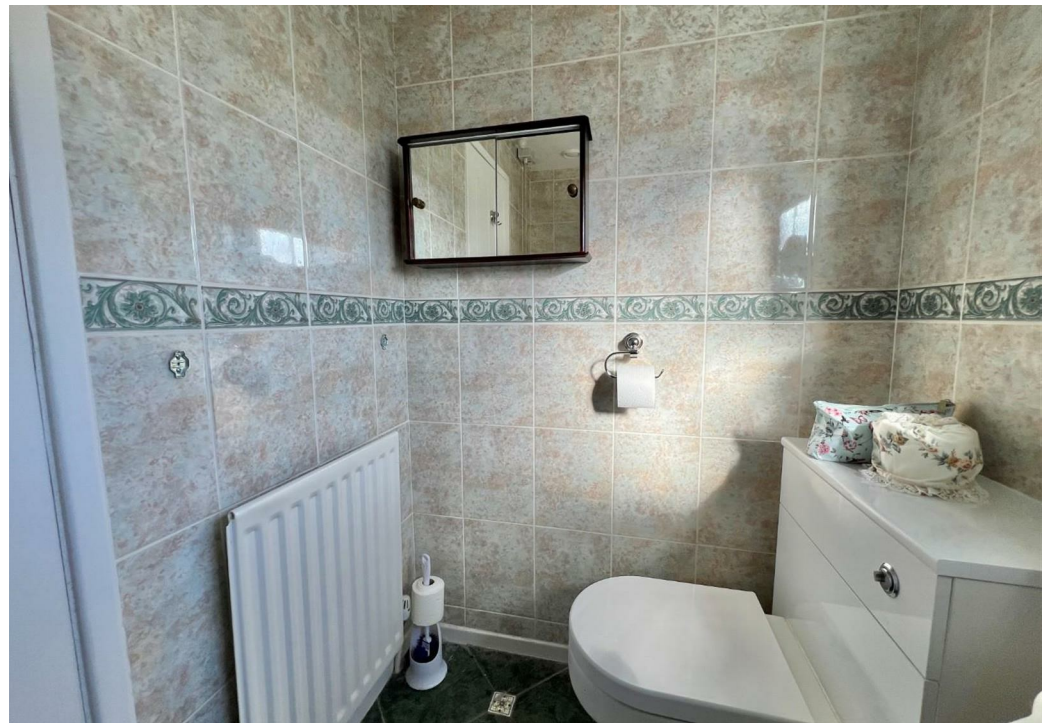
The internal accommodation comprises; entrance vestibule with space for coat and shoe storage. Kitchen which is fitted with a range of wall, base and drawer units with space for appliances. Lounge/dining room with space for seating and dining furniture and window to the front aspect enjoying views over the front garden and cul-de-sac. Inner hallway with storage cupboard with radiator. Bathroom with three piece suite including shower over bath. Two bedrooms, the main having fitted wardrobes and the second bedroom is versatile and is ideal for a guest bedroom or second reception area with patio doors leading to the rear garden.

Outside the property has a lawned garden to the front with driveway to the side allowing parking for approximately four cars and leads to the garage. The rear garden is a ideal size for those buyers looking for an area for gardening and has a good degree of privacy, a timber garden shed with electric supply is also included in the sale. The garage has a side access door giving access to the garden and also has an electric supply.

Heather Lane is a pleasant residential cul-de-sac in Crook and is within close proximity to Crook town centre which offers a range of everyday amenities and healthcare facilities, bus links are also close by.

Contact Robinsons for further information and to arrange an internal viewing.











### Agent Notes

Council Tax: Durham County Council, Band B Approx. £2039.00

Tenure: Freehold

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – no

Probate – N/A

Rights & Easements – None known,

Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – No

Planning Permission – Nothing in the local area to affect this property that we are aware of.

Accessibility/Adaptations – none

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

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.

# Heather Lane Crook

Approximate Gross Internal Area  
536 sq ft - 50 sq m  
(Excluding Garage)



### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(82 plus)	A		81
(81-81)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales			EU Directive 2002/91/EC

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

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