



## Meadow Cottages

Crook DL15 9HZ

Chain Free £60,000





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 firm's 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

# Meadow Cottages

## Crook DL15 9HZ



- Two Bedroom Dormer Cottage
- EPC Grade TBC
- Ground Floor Bathroom

- CHAIN FREE
- Lounge & Dining Room
- Garden Room To Side

- Heart Of Crook
- Gallied Kitchen To Rear
- Gardens

A good sized end-terrace cottage presents a rare opportunity to purchase this unusual home that is chain-free.

The cottage boasts three reception rooms, providing ample space for relaxation and entertainment. The lounge offers a warm and welcoming atmosphere, ideal for unwinding after a long day. Adjacent to the lounge, the dining room is perfect for hosting family meals or intimate gatherings. Additionally, the garden room, located to the side, invites natural light and offers a serene space to enjoy the views of the garden.

This two-bedroom property features a practical ground floor bathroom, ensuring ease of access for residents and guests alike. The two bedrooms are well-proportioned.

One of the standout features of this home is the garden, which wraps around three sides of the property. This outdoor space offers a wonderful opportunity for gardening enthusiasts or those who simply wish to enjoy the fresh air in a private setting.

Situated in a desirable location, this cottage is within easy reach of local amenities, making it an ideal choice for first-time buyers, downsizers, or investors. With its unique charm and potential, this property is not to be missed. Embrace the opportunity to make this lovely cottage your new home in Crook.

### GROUND FLOOR

#### Lounge

14'8" x 13'10" (4.475 x 4.224)

Having sliding patio doors, central heating radiator

#### Dining room

10'3" x 14'1" (3.136 x 4.316)

Having feature fireplace and sliding patio doors to rear, under stairs storage cupboard

#### Conservatory

11'5" x 9'8" (3.503 x 2.951)

Having central heating radiator and uPVC double glazed window to side.

#### Kitchen

13'1" x 5'11" (4.013 x 1.827)

Fitted wuth free standing units incorporating sink unit, and upvc double glazed window to side

#### Bathroom/WC

Having panelled bath, wc, wash hand basin and central heating radiator.

### FIRST FLOOR

#### Landing

#### Bedroom One

13'3" x 11'5" (4.042 x 3.483)

Having upvc double glazed window to front and central heating radiator.

#### Bedroom Two

10'2" x 8'6" (3.119 x 2.606)

Having wall mounted gas boiler, central heating radiator and uPVC double glazed window to rear

#### Externally

Externally are gardens to rear side and front.

#### Agents Note

Please note that any services , heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order.

#### Energy Performance Certificate

tbc

#### Other General Information

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Available Highest available uploaded speed 1800 Mbps

Highest available download speed 220 Mbps

Mobile Signal/coverage: We recommend speaking to your local network provider  
Council Tax: Durham County Council, Band: A Annual price: £1666.74(Maximum 2026)

Energy Performance Certificate Grade TBC

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 the rivers and seas.

#### 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.

