West View

Crook DL15 9EY

£78,000

Venture
PROPERTIES

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- Two Bedroom Terrace
- EPC Grade D
- Gas Central Heating
- Short Walk to Town Center
- Rear Yard with Decked Area
- Kitchen/Breakfast Room
- Lounge with Gas Fire
- Ground Floor Bathroom
- Entrance Hallway

Nestled on the outskirts of Crook, yet only a short walk from the vibrant town centre, this beautifully presented two bedroom mid-terraced home offers a wonderful blend of comfort, convenience, and style. Ideal for couples, professionals, or small families, this delightful property benefits from modern uPVC double glazing and efficient gas central heating throughout.

Stepping inside, a welcoming entrance porch and hallway set the tone, leading into a spacious lounge complete with a charming feature fireplace—perfect for relaxing evenings in. The adjoining kitchen and dining area boasts ample space for a dining table, creating an inviting setting for family meals or entertaining friends. A rear entrance provides easy access to the outdoor spaces, while the ground floor also benefits from a well-appointed bathroom with WC.

Upstairs, a landing area leads to two generous double bedrooms, each offering plenty of space and natural light—ideal for restful nights and peaceful mornings.

Outside, the property features a well-presented rear yard with painted boundary walls, attractive timber fencing, and an arched gate. A pleasant decked patio area provides the perfect spot for outdoor dining, enjoying a morning coffee, or soaking up the sun in this private retreat.

Located in Crook, residents will find themselves within easy reach of local amenities, independent shops, cosy cafés, and regular bus routes linking to nearby Bishop Auckland and Durham. The area is renowned for its friendly community spirit and offers access to a range of leisure facilities, scenic walking trails, and beautiful countryside right on the doorstep.

This is a wonderful opportunity to secure a charming home in a well-connected and desirable part of County Durham. Arrange a viewing today to truly appreciate everything this property has to offer.

GROUND FLOOR

Entrance Hallway
Front entrance door, staircase to the first floor and central heating radiator.

Lounge
11'8" x 11'6" (3.580 x 3.510)
Bright and airy lounge with original feature fireplace with tiled inset and hearth housing gas fire, UPVC window, central heating radiator. Tv point, coving to ceiling, ceiling rose and picture rail.

Kitchen/Breakfast Room
12'2" x 10'11" (3.730 x 3.330)
Large modern kitchen with a range of dark wall and base units with contrasting laminate work surfaces over, black steel sink unit with mixer taps, uPVC double glazed window, wood effect laminate flooring, electric cooker point. Double central heating radiator, storage cupboard, concealed wall mounted gas boiler, coving and ceiling rose.

Rear Vestibule
Tiled floor, central heating radiator and UPVC double glazed rear entrance door.

Ground Floor Bathroom
Fitted with a white three piece suite including panelled bath with electric shower over and shower screen, fully tiled, wc and pedestal wash hand basin. Opaque UPVC double glazed window.

FIRST FLOOR

Landing
Spindle balustrade, UPVC double glazed window, central heating radiator, dado rail and loft access.

Bedroom One
13'8" x 11'6" (4.190 x 3.530)
Having upvc double glazed window, central heating radiator and built in wardrobe.

Bedroom Two
12'2" x 9'1" (3.710 x 2.790)
With upvc double glazed window and central heating radiator.

Externally
To the rear is a well presented yard with painted boundary walls with timber fencing and arched gate. Making the most of the space available there is a pleasant decked patio area

Energy Performance Certificate
To view the full Energy Performance Certificate please use the following link:

https://find-energy-certificate.service.gov.uk/energy-certificate/2708-1005-3213-0627-3214

Other General Information
Tenure: Freehold
Gas and Electricity: Mains
Sewerage and water: Mains
Broadband: Ultrafast Highest available download speed 1800 Mbps Highest available upload speed 220 Mbps
Mobile Signal/coverage: We would recommend speaking to your provider
Council Tax: Durham County Council, Band: A. Annual price: £1,666.64 (Maximum 2025)
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 and flooding from the rivers and the sea.

Disclaimer
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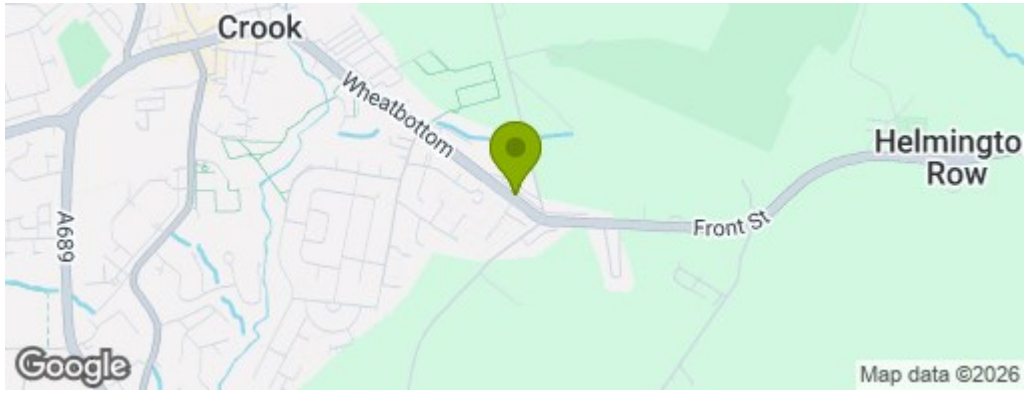

Property Information

01388 741174

5 South Street, Crook, DL15 8NE
crook@venturepropertiesuk.com