

Hollowdene

Crook DL15 8LD

By Auction £190,000

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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Hollowdene

Crook DL15 8LD



- • For Sale by Modern Auction – T & C's apply
- EPC Grade C
- Built In Media Wall
- • Subject to Reserve Price
- En Suite Shower Room
- Garage & Driveway
- • Buyers fees apply
- Main Bedroom With French Doors
- CHAIN FREE

Guide price £190,000 plus reservation fee

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

We have been advised that the property has had a roof replacement in March 2026. We have also been advised a gas and electrical certificate is in place.

Nestled in the charming area of Hollowdene, Crook, this delightful detached bungalow presents a rare opportunity for those seeking a spacious and comfortable home. With three well-proportioned bedrooms, this property is perfect for families or those looking to downsize without compromising on space.

Upon entering, you are welcomed into a generous lounge/diner, ideal for both relaxation and entertaining. The kitchen/breakfast room is thoughtfully designed, providing a warm and inviting space for culinary creations and casual dining. The master bedroom boasts an en suite shower and dressing area, adding a touch of luxury and convenience to your daily routine.

This bungalow is chain-free, allowing for a smooth and efficient purchase process. The property also features a garage and a driveway with ample parking for up to three vehicles, ensuring that you and your guests will never be short of space.

Set in a peaceful neighbourhood, this sizable bungalow is a rare find in the market, combining comfort, practicality, and a welcoming atmosphere. Whether you are looking to settle down or invest in a property with great potential, this home in Hollowdene is not to be missed. Come and experience the charm and convenience of this lovely bungalow for yourself.

BUNGALOW

Entrance Hallway
Access via a composite entrance door into a spacious and welcoming hallway. Central heating radiator and doors radiate to the living accommodation. Access to the loft from here.

Lounge & Dining Room
12'8" x 25'1" (3.869 x 7.653)
A magnificent, spacious room with space for both living and dining furniture.

A impressive focal point to the room is a media wall with feature wall panelling and media wall housing electric living flame fire with mood lighting and space for a tv above. Two central heating radiators and box bay UPVC window.

Kitchen & Breakfast Room
9'10" x 20'4" plus 10'11" (3.000 x 6.200 plus 3.333)
The kitchen has a range of white base and wall units with work surfaces over, integrated eye level oven and microwave, separate electric hob wine cooler, fridge freezer and washing machine with black one and half bowl sink unit. Two UPVC windows, Velux roof light and UPVC door to the rear garden. The gas central heating boiler is also enclosed within the kitchen units. Ceiling spot lights and central light. Floor to ceiling radiator.

Ample space for living and dining furniture to create a homely and ideal entertaining space for family and friends.

Bedroom One
9'10" x 18'10" (3.005 x 5.760)
This beautiful area has been changed to make a fantastic master suite, having a bedroom area, walk in wardrobe and en suite.

Wake up and enjoy views over the garden via UPVC patio doors, central heating radiator and a door through to the wardrobe area, which is fitted with wardrobes to two walls and opening into the en suite.

En Suite Shower Room/WC
Having walking double shower, wash hand basin and WC set into a vanity storage cabinet, black heated towel rail and obscured UPVC window.

Bedroom Two
12'4" x 12'0" (3.760 x 3.680)
Located to the front elevation of the property having UPVC window and central heating radiator.

Bedroom Three
7'3" x 9'10" (2.210 x 3.000)
Located to the front elevation of the property having central heating radiator and UPVC window.

Bathroom/WC
Another beautiful refitted room having black free standing bath with separate hand held shower attachment and free standing tap, black sink set on a vanity storage cabinet and WC. Black heated towel rail, wall and ceiling cladding for a modern effect and access to a useful storage cupboard.

Garage
Having roller door, power and lighting.

Externally
To the front of the property is an area of gravel for easy low maintenance with off road parking for two vehicles in front of the garage. Whilst to the rear there is an enclosed garden with raised patio seating area and an area which will be laid with artificial grass.

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

https://find-energy-certificate.service.gov.uk/energy-certificate/0380-2851-4150-2492-3611

EPC Grade C

Other General Information
Tenure: Freehold
Gas and Electricity: Mains
Sewerage and water: Mains
Broadband: Super fibre broadband available (Highest available download speed 34-49 Mbps, Highest available upload speed 5-9 Mbps)
Mobile Signal/coverage: Likely with EE, Three, O2, Vodafone
Council Tax: Durham County Council, Band: D Annual price: £2,499.97 (Maximum 2026)
This property has been vacant for a number of months, additional council tax charges may be payable upon completion
Energy Performance Certificate Grade C
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: Flood Zone One. Very low risk of flooding from rivers and the sea, high risk of surface water flooding
Tree Preservation Order - we understand there are tree preservation orders in place.

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.

Auctioneers Comments
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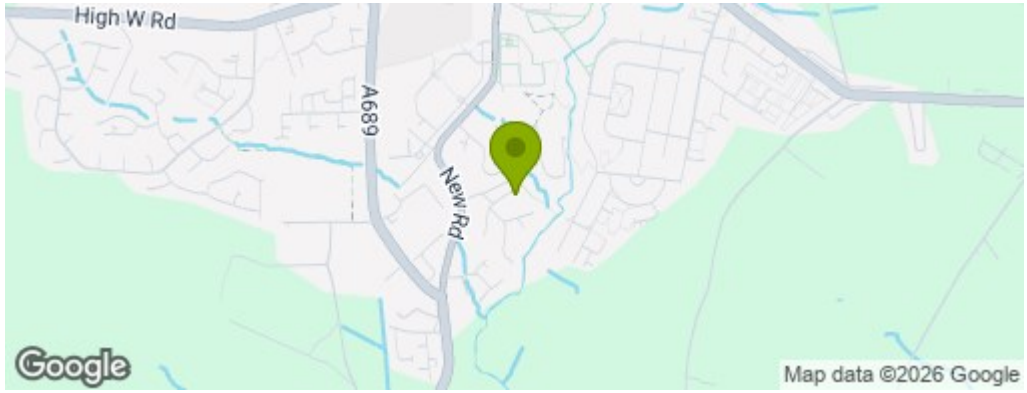
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

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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Property Information

01388 741174

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