



**Victoria Avenue**

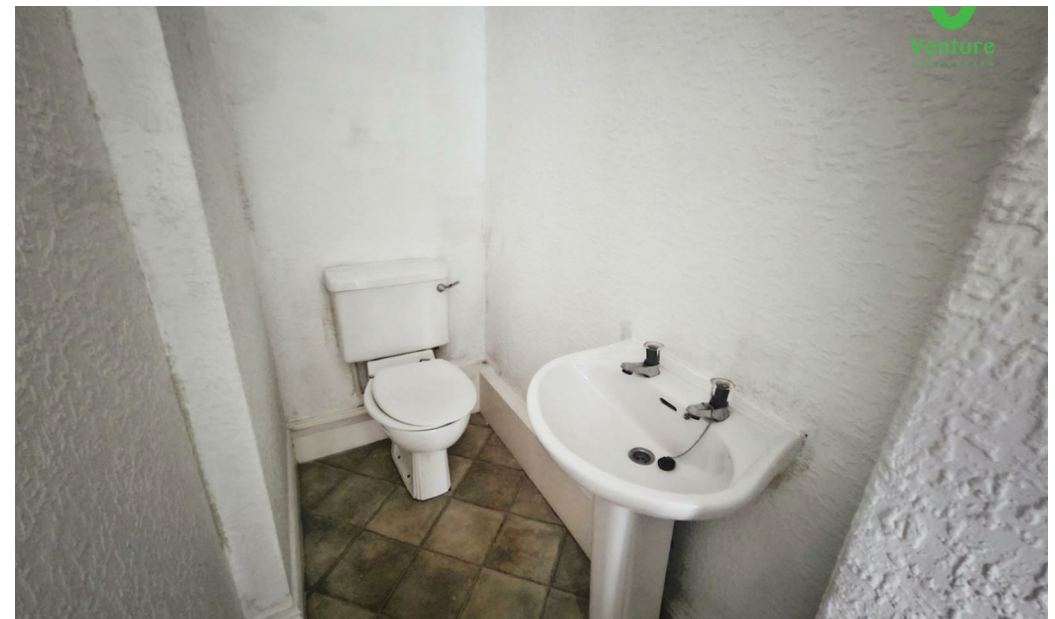
Crook DL15 9DB

**Chain Free £95,000**





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

# Victoria Avenue

Crook DL15 9DB



- Two Bedroom Mid Terraced Home
- EPC Grade D
- Ground Floor Bathroom

- CHAIN FREE
- Kitchen/Diner
- Rear Enclosed Yard

- Lounge With Bay Window
- Utility Room
- Front Garden

A good sized mid-terraced house offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for first-time buyers, small families, or those looking to downsize.

As you enter, you are welcomed by a spacious lounge that features a lovely bay window, allowing natural light to flood the room, creating a warm and inviting atmosphere. The kitchen/diner is a fantastic space for entertaining, providing ample room for family meals and gatherings with friends.

The property boasts a good-sized front garden, perfect for enjoying the outdoors or adding your personal touch with some landscaping. Being chain-free, this home presents a smooth transition for prospective buyers, making it an attractive option for those eager to move in without delay.

Additionally, the location is a significant advantage, as it is within walking distance to the town centre, where you can find a variety of shops, cafes, and local amenities. This home not only offers a comfortable living space but also the convenience of easy access to everything you need.

In summary, this two-bedroom terraced house on Victoria Avenue is a wonderful opportunity for anyone seeking a charming home in a convenient location. Don't miss the chance to make this lovely property your own.

## GROUND FLOOR

### Entrance Hallway

With central heating radiator and stairs rising to first floor.

### Lounge

14'4" x 12'8" (4.377 x 3.866)

Having a feature fireplace, central heating radiator and upvc double glazed bay window to front.

### Kitchen/Diner

14'2" x 14'2" (4.340 x 4.320)

Fitted with a range of wall and base units having contrasting work surfaces over,

stainless steel sink unit with mixer tap, integrated electric oven and gas hob above, space for fridge freezer, part tiled flooring, central heating radiator stairs storage cupboard and upvc double glazed window to rear.

### Utility Room

With base units having contrasting work surfaces over, plumbing for washing machine, rear entrance door and storage cupboard.

### Ground Floor Bathroom/WC

Fitted with a white suite having panelled bath, wc, wash hand basin, central heating radiator and upvc double glazed window to rear.

## FIRST FLOOR

### Landing

### FIRST FLOOR WC

Having wash hand basin and wc.

### Bedroom One

13'0" x 12'0" (3.979 x 3.667)

With fitted sliding wardrobes, central heating radiator and two upvc double glazed windows to front.

### Bedroom Two

15'0" x 10'5" (4.576 x 3.192)

Having fitted sliding wardrobes housing the gas boiler, central heating radiator and upvc double glazed window to rear.

### Externally

Externally to the front is an enclosed garden laid to lawn with a pathway leading up to the front entrance.

To the rear is an enclosed yard

### Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/5114-1075-3102-0596-1602>

EPC Grade D

### Other General information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Highest available download speed 115 Mbps Highest available upload speed 1600 Mbps Mbps

Mobile Signal/coverage: We would recommend speaking to your provider  
Council Tax: Durham County Council, Band: A. Annual price: £1,666.64 (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, flooding from the rivers and sea  
This property has been vacant for a number of months, additional council tax charges may be payable upon completion.

### 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.

