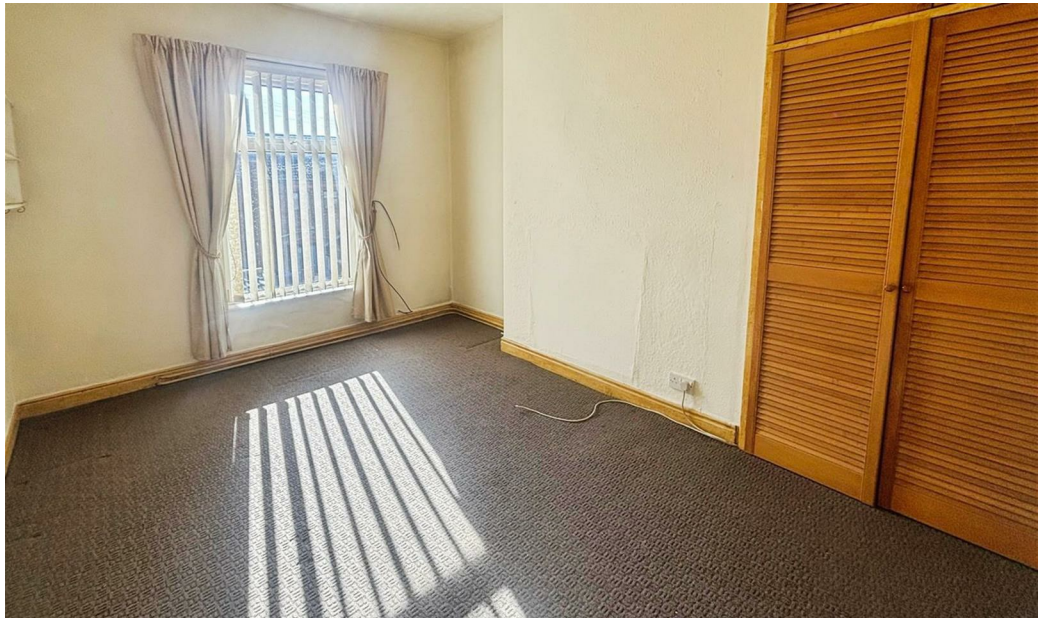
Alexandra Terrace

Crook DL15 9DD

Chain Free £110,000

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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x 3 x 1 x 2

- CHAIN FREE
- EPC Grade C
- First Floor Bathroom
- Three Bedrooms
- In Need of Modernisation
- Enclosed Outdoor Space
- Two Reception Rooms
- Will make a perfect Family Home
- Garage

Chain Free, A lovely three bedroom terraced property located in the heart of Crook, Crook has a range of amenities, doctors, educational and recreational facilities and ideally placed for the commuter. This is a rare to the market opportunity to purchase a lovely family home in need of modernisation, the perfect opportunity to put your own design and creation into making your home perfect.

In brief comprising entrance hall, two reception rooms, kitchen, three bedrooms and family bathroom to the first floor, outside space to both front and rear and a garage plot.

Ground Floor

Entrance
Accessed via a UPVC entrance door leading into a porch area.

Porch
Space for cloaks hanging if required and a door leading into to the inner hallway.

Inner Hallway
Stairs rise to the first floor, doors leading to the ground floor accommodation, central heating radiator and period features.

Lounge
17'5" x 11'3" (5.316 x 3.453)
Located to the front elevation of the property having UPVC bay window, central heating radiator and brick fire surround.

Dining Room
14'3" x 13'4" (4.363 x 4.087)
Located to the rear elevation of the property having UPVC window, central heating radiator, neutral fire surround and hearth, alcove storage units and access to a useful understand storage cupboard stair cupboard.

Kitchen
12'6" x 8'11" (3.825 x 2.718)
Fitted with a range of wooden base and wall units, laminate work surfaces over, ample space for free standing appliances, sink unit and UPVC window above. Central heating radiator and UPVC door leading to the rear porch

Rear Porch
UPVC rear porch with a door leading to the rear yard.

First Floor

Landing
Stairs rise from the inner hallway and provide access to the first floor accommodation via a split landing, access to two useful storage cupboards and the loft.

Bedroom One
18'2" x 9'3" (5.560 x 2.825)
Located to the front elevation of the property having UPVC bay window, two built in storage cupboards and central heating radiator.

Bedroom Two
14'7" x 9'4" (4.455 x 2.870)
Located to the rear elevation of the property having UPVC window and central heating radiator.

Bedroom Three
6'4" x 11'6" (1.945 x 3.529)
Also located to the front elevation of the property having UPVC window and central trap heating radiator.

Bathroom/WC
Fitted with a four piece suite comprising shower cubicle, corner bath, WC, wash hand basin, central heating radiator and obscured UPVC window, access to a useful storage cupboard housing the gas central heating boiler.

Exterior
To the front of the property a wrought iron gate leads into the front garden of the property having paved pathway to the front door whilst to the rear is an enclosed yard area with gated access to the lane beyond. There is a useful outhouse for additional storage.

Garage
Having double opening doors.

Agents Note
Please note the garage is sold as seen

Agents Note
We understand this property is unregistered, therefore at the point of purchase first registration will be required. For further information please contact your legal representative or solicitors for clarification.

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

https://find-energy-certificate.service.gov.uk/energy-certificate/9590-4297-0122-2508-3053

EPC Grade C

Other General Information
Tenure: Freehold
Gas and Electricity: Mains
Sewerage and water: Mains
Broadband: Ultrafast Highest available download speed 10000 Mbps Highest available upload speed 10000 Mbps
Mobile Signal/coverage: We would recommend speaking to your provider
Council Tax: Durham County Council, Band: B Annual price: £1,894.71 (Maximum 2024)
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, flooding from 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.

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

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