



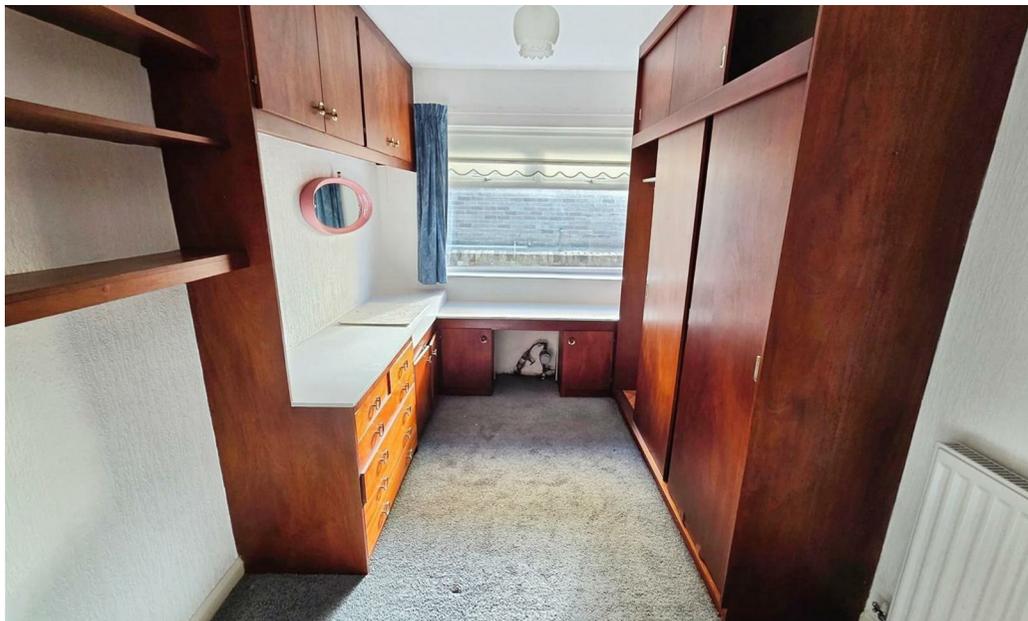
Fir Tree, Crook DL15 8EA

Chain Free £275,000





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.



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Fir Tree, Crook DL15 8EA



- Three Bedroom Bungalow
- EPC Grade D
- Driveway To Front

- CHAIN FREE
- Oil Central Heating
- Shower Room & Separate WC

- Large Rear Garden
- Lengthy Garage to Side
- Pleasant Village Location

Offered with no onward chain, this spacious three-bedroom bungalow in Fir Tree, County Durham, presents a wonderful opportunity for those seeking single-level living in a tranquil village setting. The property requires refurbishment to meet modern standards, providing the perfect blank canvas for buyers looking to create a home tailored to their own tastes and requirements.

Step into a lovely entrance hallway that welcomes you into the heart of the home. The accommodation boasts three generously sized bedrooms, offering ample space for family or guests. The well-proportioned shower room provides a practical touch, whilst the oil central heating ensures year-round comfort. At the rear, discover a truly impressive and expansive garden, ideal for outdoor entertaining, gardening enthusiasts, or simply enjoying the open countryside views that stretch beyond the property's boundary.

To the front is a driveway that provides off-street parking and access to a double length garage, offering further parking or excellent storage potential.

Fir Tree is a charming village set to the west of Crook, close to the scenic River Wear. The area benefits from essential local amenities including a handy petrol station and a choice of two inviting pubs: The Duke of York and The Fir Tree Country Hotel, perfect for socialising or relaxing meals out. The village's location also lends itself to countryside walks and easy access to neighbouring communities.

This exceptional property combines village life, scope for personalisation, and truly generous outdoor space. Early viewing is highly recommended to appreciate the potential this bungalow holds—contact us today to arrange a visit.

Ground Floor Bungalow

Entrance Hallway

A lovely welcoming and spacious entrance hallway which is accessed via u/c PVC double glazed entrance door and central heating radiator.

Lounge

15'11" x 13'5" (4.865 x 4.093)

Having feature fireplace, central heating radiator and uPVC double glazed window to front.

Kitchen

12'7" x 10'4" (3.838 x 3.172)

Fitted with wall and base units with contrasting work surfaces over stainless steel sink unit with double drainer, integrated eye level double oven with separate electric hob, central heating radiator, breakfast bar and uPVC double glazed window and door to rear.

Bedroom One

11'10" x 12'5" (3.613 x 3.797)

With a range of fitted furniture, central heating radiator and uPVC double glazed window to front.

Bedroom Two

15'11" x 11'9" (4.856 x 3.588)

With a fitted dressing unit, central heating radiator and uPVC double glazed window to rear.

Bedroom Three

8'2" x 12'3" (2.493 x 3.742)

With a range of fitted furniture, central heating radiator and uPVC double glazed window to side.

Cloaks/WC

Fitted with a small wash hand basin and wc.

Shower Room

Having large walk in shower unit with mains rainfall shower over, wash hand basin, central heating radiator and storage cupboard.

Externally

To the front is a open plan lawned front garden and a driveway leading to a large garage which provides car parking for two vehicles. There is also a small lawned garden that borders the wall boundary. Whilst immediately to the rear is a large enclosed garden being mainly laid to lawn with flower borders, shrubs etc, oil tank and external oil central heating boiler.

Garage

35'1" x 8'11" (10.699 x 2.724)

There is a large double length garage to the side with plumbing for washing machine and space for tumble dryer, sink unit and electric up over garage door.

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast Highest available download speed 1800 Mbps Highest available upload speed 220 Mbps

Mobile Signal/coverage: Good with EE, O2 and Vodafone

Council Tax: Durham County Council, Band: C Annual price: £2,165.39 (Maximum 2025)

This property has been vacant for a number of months, additional council tax charges may be payable upon completion.

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 rivers and the 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.

Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/9380-2088-9520-2595-2711>

EPC Grade D

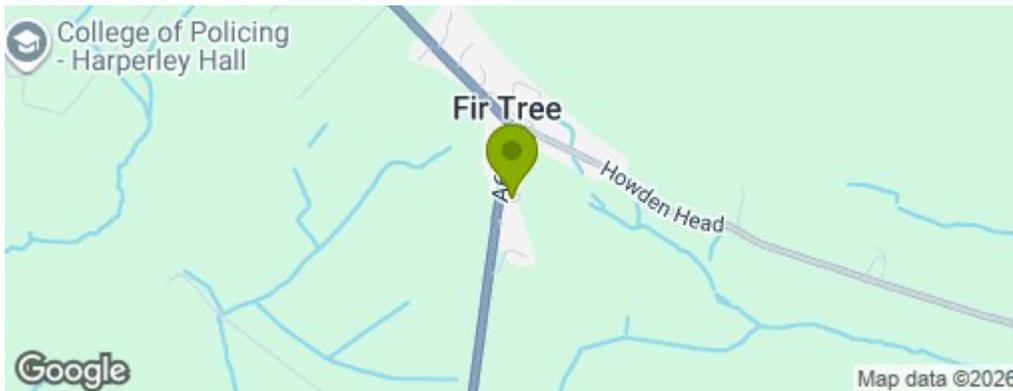
Agents Note

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.

GROUND FLOOR
1461 sq.ft. (135.7 sq.m.) approx.



TOTAL FLOOR AREA: 1461 sq.ft. (135.7 sq.m.) approx.
While 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 misstatement. 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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