



Collier Close

Crook DL15 9PU

Chain Free £60,000



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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- Two Bedroom First Floor Flat
- EPC Grade C
- Fitted Kitchen

- Chain Free
- Large Front Garden
- Spacious Lounge

- Extended Lease
- Gas Central Heating
- Bathroom With Shower

EXTENDED LEASE!

Available with no chain we are pleased to bring to the market this two bedroom first floor flat with double sized front garden. The property is situated within this popular area of crook surrounded by a small wooded area and pleasant views. Having gas central heating via combination boiler and uPVC double glazing throughout making this a lovely warm home. Layout comprises of; Entrance with stairs leading to first floor landing area, Lounge, fitted kitchen with Integrated oven, two double bedrooms and bathroom having shower facilities. The flat sits on a good sized plot with landscaped front garden enclosed by a fence.

GROUND FLOOR

Entrance & Stairs

With uPVC double glazed entrance door and stairs to first floor.

Landing

With storage cupboard housing plumbing for washing machine.

Lounge

12'02 x 9'07 (3.71m x 2.92m)

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

Kitchen

8'10 x 7'08 (2.69m x 2.34m)

Fitted with modern wall and base units having laminate work surfaces over, stainless steel sink unit having mixer tap, integrated electric oven and gas hob, wall mounted gas boiler, tiled splash backs, space for under counter fridge and freezer and uPVC double glazed window to rear.

Bedroom One

12'02 x 9'07 (3.71m x 2.92m)

With storage cupboard, single central heating radiator and uPVC double glazed window to front.

Bedroom Two

10'03 x 8'07 (3.12m x 2.62m)

Single central heating radiator and uPVC double glazed window to front.

Bathroom/WC

Fitted with a white suite having paneled bath with mains shower and screen over, WC, wash hand basin, tiled splash backs, single central heating radiator and uPVC opaque window to side.

Externally

The flat sits on a good sized plot with landscaped front garden enclosed by a fence.

Garage Plot

there is as an allocated garage plot.

Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/2788-2983-6299-5501-6960>

EPC Grade C

Other General Information

Other General Information

Tenure: Leasehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast Broadband available. Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.

Mobile Signal/coverage: Likely with O2.

Council Tax: Durham County Council, Band: A Annual price: £1,666.64 (Maximum 2026)

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

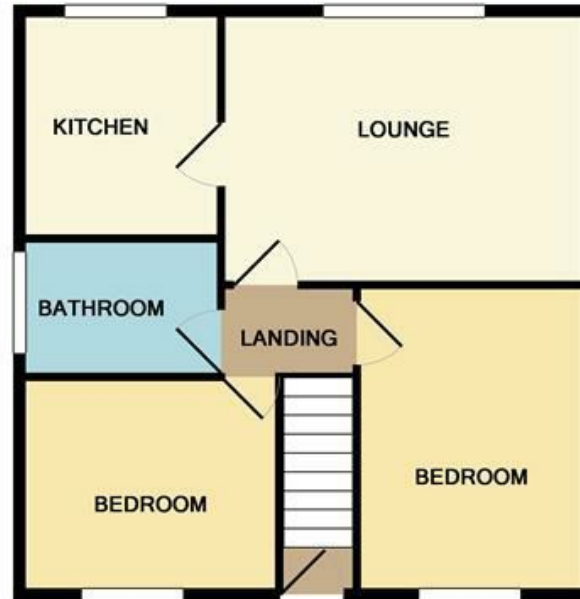
Energy Performance Certificate Grade C

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.

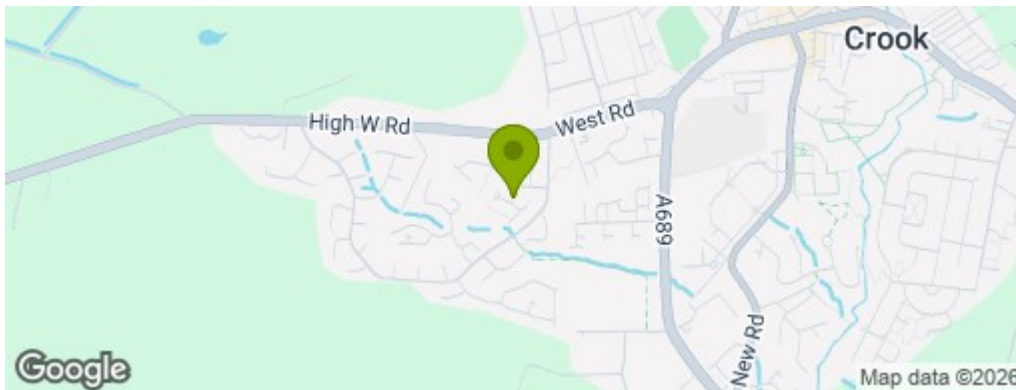
Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

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Whilst every attempt has been made to ensure the accuracy of the floor plan 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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