



Hamsterley Drive

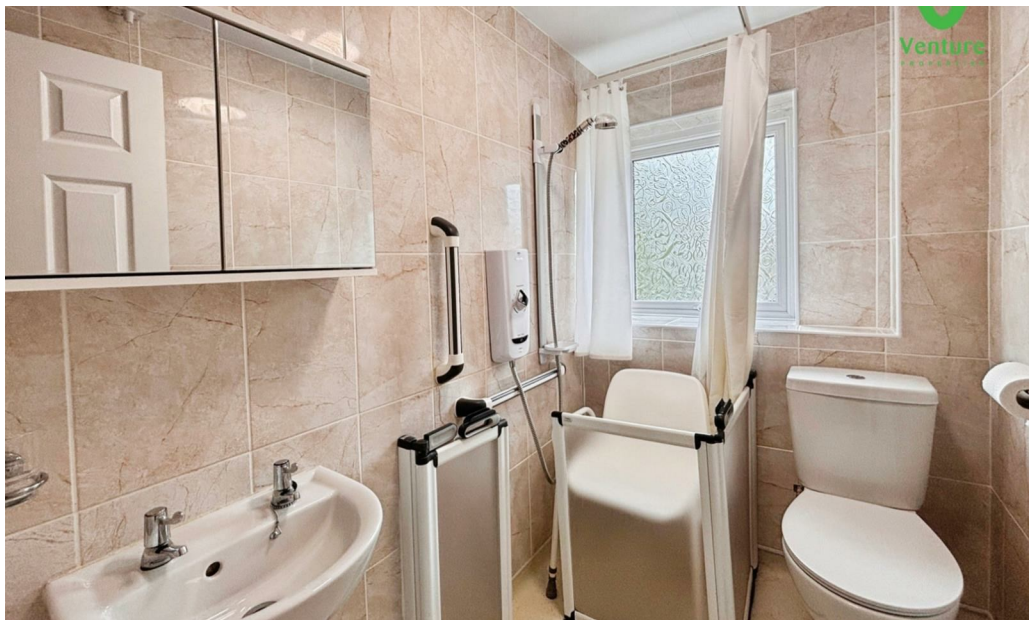
Crook DL15 9PT

Offers Over £90,000





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Hamsterley Drive

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- CHAIN FREE
- EPC Grade C
- Gas Central Heating

- Two Bedroom Terraced Property
- First Floor Wet Room
- UPVC Double Glazed

- Gardens Front and Back
- Kitchen Diner and Lounge
- Garage

Tucked away in the peaceful cul-de-sac of Hamsterley Drive, Crook, this charming two-bedroom terraced house presents an excellent opportunity for both first-time buyers and those seeking a comfortable home. The property boasts a delightful reception room, perfect for relaxing or entertaining guests, and two well-proportioned bedrooms that offer ample space for rest and relaxation.

The house features a wet room bathroom, ensuring convenience for daily living. The front and back gardens provide a lovely outdoor space, ideal for enjoying the fresh air or tending to your plants. Additionally, the property includes a garage, offering secure storage or parking options.

With UPVC double glazing throughout, the home benefits from improved energy efficiency and a reduction in outside noise, while the gas central heating ensures warmth and comfort during the colder months. Being chain-free, this property allows for a smooth and straightforward purchasing process.

This lovely terraced property is not only a wonderful place to call home but also offers a fantastic opportunity to enjoy the tranquillity of a cul-de-sac location while remaining close to local amenities. Do not miss the chance to view this delightful home; it could be the perfect fit for you.

Ground Floor

Entrance Porch

Accessed via a UPVC door into the entrance porch of the property with cloaks hanging space if required and UPVC window. A door leads into the lounge.

Lounge

11'8" x 12'5" (3.564 x 3.791)

Having UPVC window, stairs rise to the first floor and access to a useful under stair storage cupboard.

Dining Kitchen

11'6" x 10'6" (3.520 x 3.224)

Fitted with a range of base and wall mounted storage units with laminate work surfaces over, eye level double oven, gas hob and extraction fan with ample space

for free standing appliances as required. Stainless steel sink with UPVC window above over looking the rear garden, UPVC door leads out, central heating radiator and ample space for family dining table and chairs.

First Floor

Landing

Stairs rise from the lounge and provide access to the first floor accommodation and the loft.

Bedroom One

8'9" x 11'10" (2.679 x 3.610)

Located to the front elevation of the property having UPVC window, central heating radiator and fitted wardrobes to two sides.

Bedroom Two

11'0" x 8'2" (3.361 x 2.503)

Located to the rear elevation of the property having UPVC window, central heating radiator and access to an over the stair storage cupboard. The gas central heating boiler can be found in this room.

Wet Room/WC

Fitted with electric shower, WC and wash hand basin, obscured UPVC window and central heating radiator.

Garage

Located around the corner of the property having up and over door.

Exterior

To the front of the property is a block paved garden area with steps and handrails to the front door, whilst to the rear is an enclosed yard area with ramps and access to a useful storage shed.

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband:

Ultrafast Highest available download speed Superfast 80 Mbps Highest available upload speed 20 Mbps

Mobile Signal/coverage: Good Coverage from Vodafone, O2, 3 and EE

Council Tax: Durham County Council, Band: A Annual price: £ 1,664.64 (Maximum 2026)

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 ground water flooding. Very low risk of flooding from seas and rivers

Disclaimer

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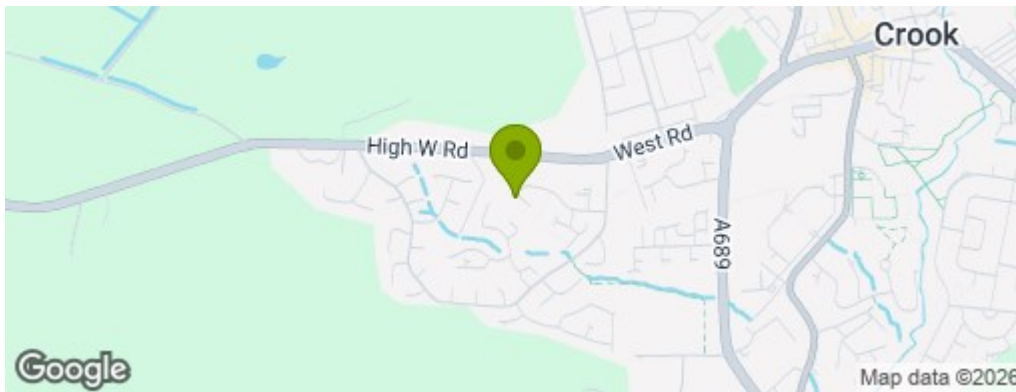
Energy Performance Certificate

<https://find-energy-certificate.service.gov.uk/energy-certificate/9200-6982-0222-7629-3563>

EPC Grade C



While every attempt has been made to ensure the accuracy of the description contained here, measurements of plans, sections, 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 for any prospective purchaser. The contents, layout and appearance shown have not been tested and no guarantee as to their operability or efficiency can be given. Mark with reference 02262



Property Information

01388 741174

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