



South End Villas, DL15 8LQ  
2 Bed - Bungalow - Detached  
£210,000

**ROBINSONS**  
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# South End Villas , DL15 8LQ

\* NO FORWARD CHAIN \* DRIVEWAY AND GARAGE \*

Robinsons offer to the market, with NO FORWARD CHAIN this well presented two-bedroom detached bungalow which is ideally located within easy reach of Crook town centre and local bus routes. Offering a contemporary interior throughout, the property features low-maintenance gardens, a driveway, and an integral garage. Additional benefits include gas central heating via a combination boiler, UPVC double-glazed windows, and solar panels to the roof.

The accommodation comprises an inviting entrance hallway with loft hatch with pull down ladder. Spacious lounge with a bay window to the front aspect, creating a bright and airy living space. The extensively fitted kitchen includes integral appliances and adjoins a practical utility room, which provides internal access to the garage. Dining room with French doors leading into the sunroom, offering views over the private rear garden.

There are two generous double bedrooms both with ample space for double beds and bedroom furniture. Four-piece bathroom suite featuring both a bath and a shower cubicle. The loft has been boarded and features a Velux-style windows and is accessed via a pull-down ladder from the hallway.

Externally, the property is designed for easy maintenance. A block-paved driveway provides off-street parking and leads to the integral garage. The enclosed rear garden is mostly paved for convenience, with a section of artificial grass, gated access, a timber shed, and additional storage space along either side of the bungalow.

South End Villas is within walking distance of Crook's amenities, including Aldi, Lidl, a post office, banks, healthcare facilities, and cafés. Nearby towns and villages are easily accessible via local bus routes, making this an ideal location for convenient living.

An internal viewing is highly recommended to fully appreciate this property. Please contact Robinsons to arrange your appointment.



















### Agent Notes

Council Tax: Durham County Council, Band C £2268.00

Tenure: Freehold

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – No

Probate – n/a

Rights & Easements – None known, check with seller

Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – No

Planning Permission – Nothing in the local area to affect this property that we are aware of.

Accessibility/Adaptations – Conservatory

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

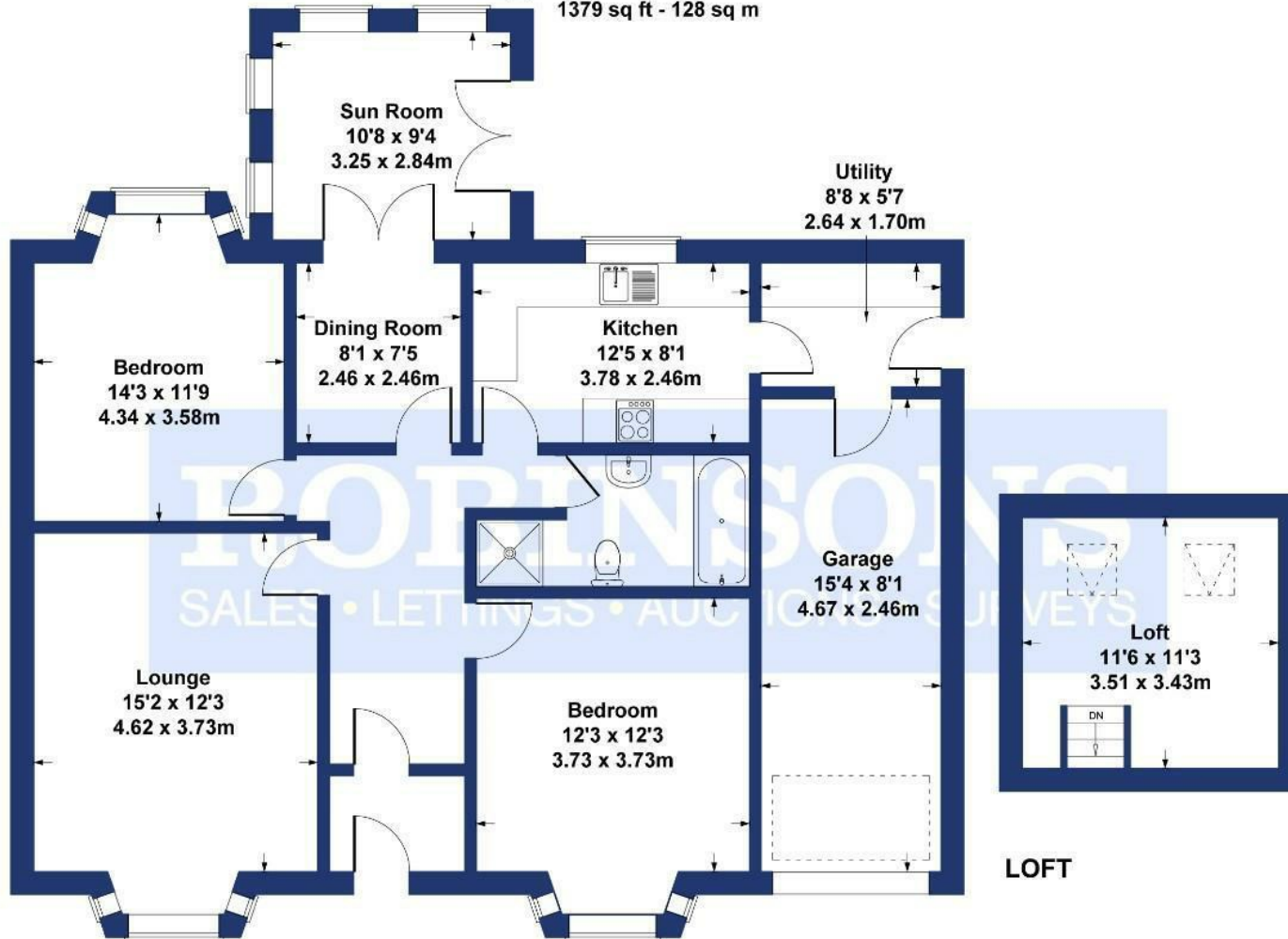
EPC - C rating

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

# South End Villas, Crook

Approximate Gross Internal Area  
1379 sq ft - 128 sq m



## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2020

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>72</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.





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