

Dickens Way

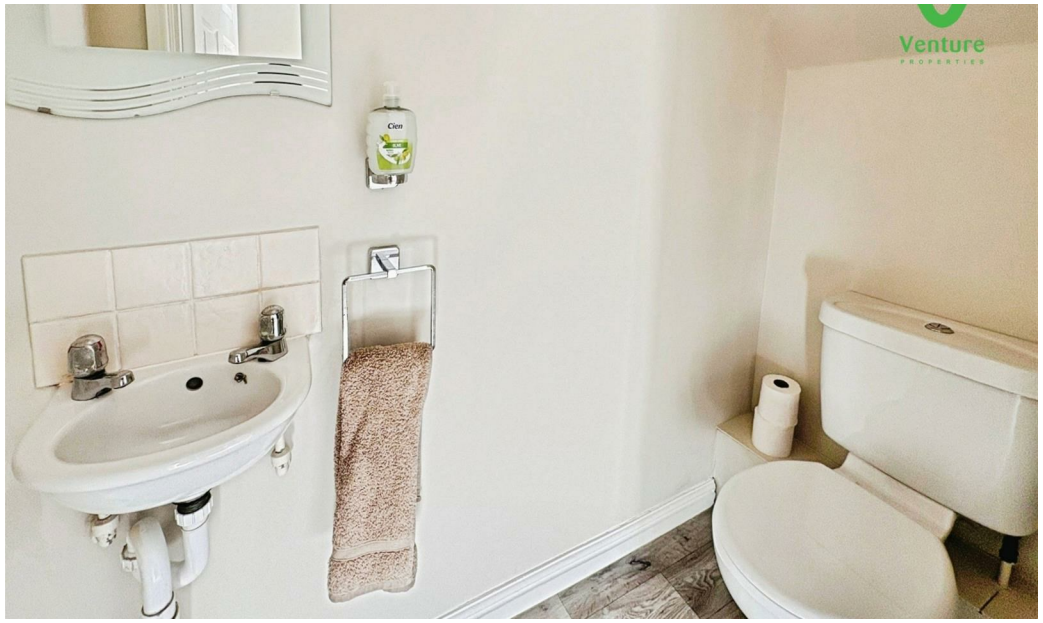
Crook DL15 9FQ

£110,000

Venture
PROPERTIES









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Dickens Way

Crook DL15 9FQ



- Two Bedroom Semi Detached House
- Kitchen/Diner
- Ideal Starter Home
- EPC Grade C
- Rear Enclosed Garden
- Call Venture To View !!!
- Ground Floor WC
- Driveway To Side

A delightful two bedroom semi detached property located a short walk into the Town Centre of Crook. Recently decorated throughout with new flooring this property is ready to move straight into. Ideal for first time buyer, investor or small family. The property in brief comprises of entrance, lounge, ground floor WC, dining kitchen and two good size bedrooms plus family bathroom to the first floor. Externally off road parking for two vehicles and enclosed garden to the rear. This really is one not to be missed.

Ground Floor

Entrance
Stairs rise to the first floor, cloaks hanging space and central heating radiator.

Lounge
9'5" x 13'5" (2.872 x 4.101)
Having UPVC window and central heating radiator.

Cloaks/WC
Fitted with WC, wash hand basin, central heating radiator and extraction fan

Kitchen/Diner
12'7" x 9'10" max (3.836 x 3.004 max)
Fitted with a range of base and wall units with laminate work surfaces over and tiled splash backs. One and half bowl stainless steel sink unit with UPVC window above, electric oven with gas hob and ample space for free standing appliances as required. Central heating radiator and door leading to the rear garden. Space for a dining table and chairs if required.

First Floor

Landing
Stairs rise from the entrance hallway and provide access to the first floor accommodation and the loft.

Bedroom One
12'8" x 8'2" (3.877 x 2.502)
Located to the rear elevation of the property having UPVC window and central heating radiator.

Bedroom Two
9'3" x 12'7" max (2.820 x 3.859 max)
Located to the front elevation of the property having UPVC window, central heating radiator and access to a storage cupboard housing part of the central heating system.

Bathroom/WC
Fitted with a three piece suite comprising bath with handheld shower head attachment over, WC, wash hand basin, partially tiled, central heating radiator, extraction fan and obscured UPVC window.

Externally
To the front of the property is a lawned area with a paved pathway to the front door whilst to the side is off road parking for two vehicles. To the rear of the property is an enclosed garden mainly laid to lawn bounded by shrubs fencing.

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

https://find-energy-certificate.service.gov.uk/energy-certificate/8790-4037-0022-4523-3953

EPC Grade C

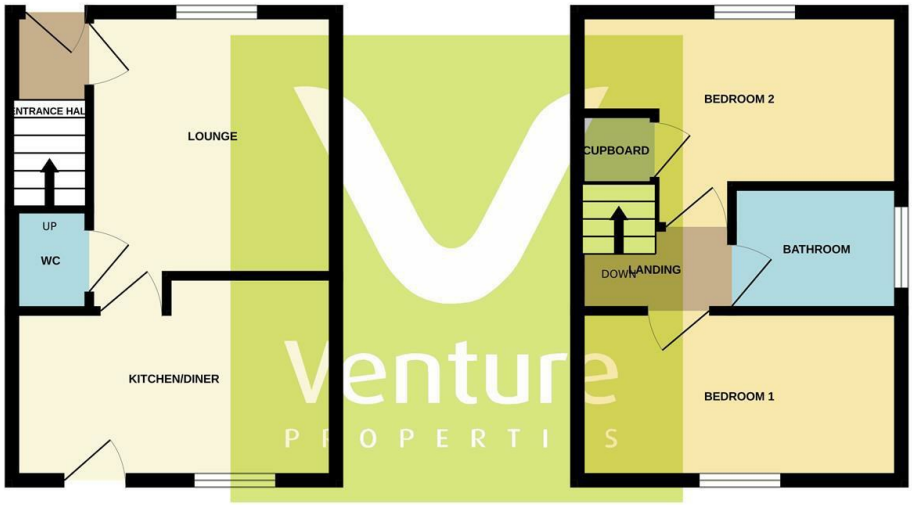
Other General Information
Tenure: Freehold
Gas and Electricity: Mains
Sewerage and water: Mains
Broadband: Ultrafast Highest available download speed 1800 Mbps Highest available upload speed 220 Mbps
Mobile Signal/coverage: We would recommend speaking to your provider
Council Tax: Durham County Council, Band: B Annual price: £1,944.42 (Maximum 2026)
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 the rivers and sea

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.

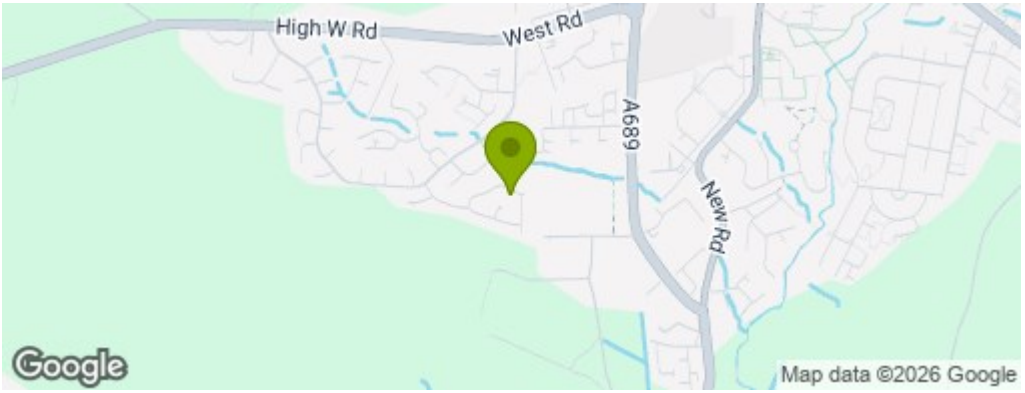
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser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

GROUND FLOOR

1ST FLOOR



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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