



Uplands, Crook, DL15 9NF
1 Bed - Bungalow
£67,500

ROBINSONS
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*** NO FORWARD CHAIN ***

Robinsons have the pleasure of offering to the sales market, with the benefit of NO FORWARD CHAIN, this well-presented one bedroom bungalow, ideally suited to those looking to downsize, a retired purchaser or an investor seeking a straightforward buy-to-let opportunity.

The property offers well-proportioned and practical accommodation all arranged over a single floor, making it an ideal choice for those looking for easy and convenient living. The home is warmed by gas central heating and benefits from double glazed windows throughout.

Internally, the accommodation comprises an entrance porch, leading into the lounge, which provides a comfortable principal reception room. From the lounge is access to the double bedroom with the added benefit of a boarded loft space, providing useful additional storage. A rear hallway provides access to the remaining accommodation, including a fitted kitchen and a shower room.

Externally, the property benefits from a front garden, while to the rear there is a private yard together with a useful timber storage shed.

The property is particularly well positioned within Crook, being within strolling distance of local bus services and close to the town centre. Crook provides a good range of everyday shopping amenities, supermarkets, cafes and local services, together with healthcare facilities, making this a convenient location for those seeking easy access to essential amenities.

With NO FORWARD CHAIN, practical single-storey accommodation and a convenient location, this property represents an excellent opportunity for a purchaser looking for a manageable home or an investor seeking a potential rental investment.

Contact Robinsons today for further information and to arrange an internal viewing.

Agent Notes

Council Tax: Durham County Council, Band A - Approx. £1748 p.a

Tenure: Freehold

Estate Management Charge – NA

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 – yes

Probate – NA

Rights & Easements – None known

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 – NA

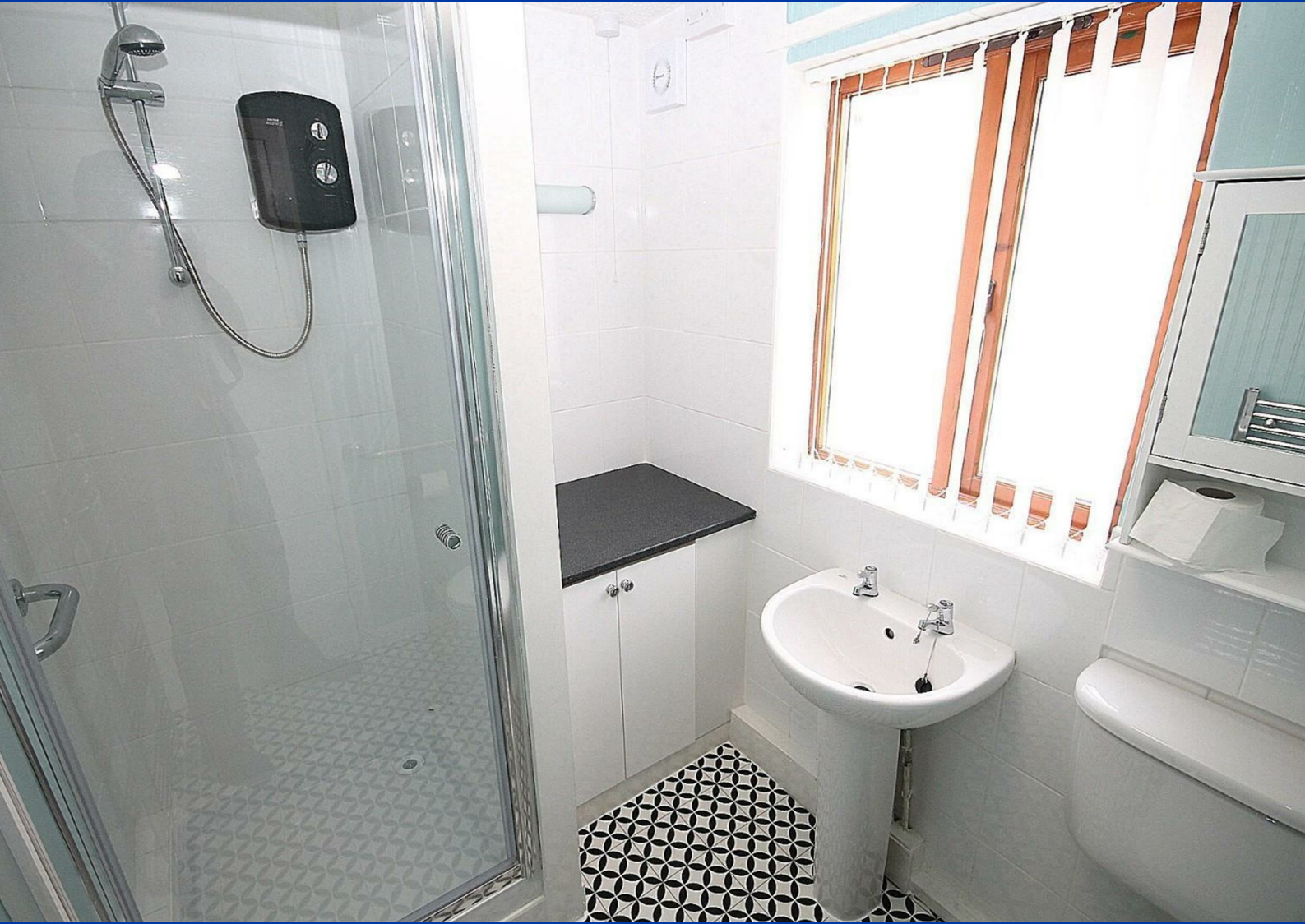
Planning Permission – Nothing in the local area to affect this property that we are aware of.

Accessibility/Adaptations NA

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

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 £42 (inc. VAT) per individual purchaser applies for carrying out these checks.



OUR SERVICES

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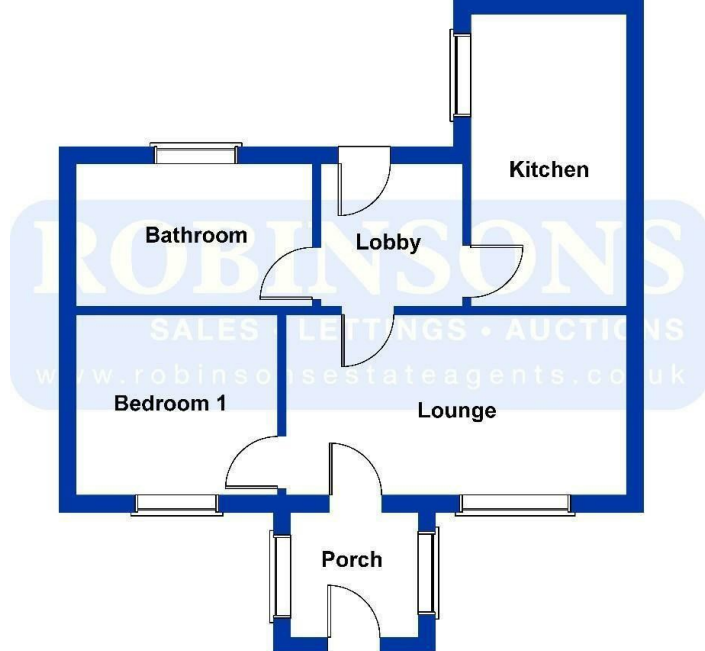
Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



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. 2017

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

DURHAM

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DH1 3HL

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T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

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WYNYARD

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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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