

**Oak Gardens, DL15 9RD**  
**2 Bed - Bungalow - Semi Detached**  
**£50,000**

**ROBINSONS**  
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\* NO FORWARD CHAIN \*

This two bedroom semi-detached bungalow sits on a generous size plot with gardens to front, side and rear, with potential for off road parking. The bungalow does require refurbishment and this has been reflected in the asking price.

The internal accommodation comprises; entrance hallway, kitchen, lounge, two bedrooms, shower room and separate WC.

Roddymoor is located on the outskirts of Crook and is on a bus route.

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

#### **Agents Notes**

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas central heating

Tenure: Freehold

EPC Rating: TBC

Council Tax Band: A

Annual Price: £1,701

Broadband

Basic

7 Mbps

Superfast

56 Mbps

Ultrafast

1800 Mbps

Mobile Signal: Average

Disclaimer

The preceding details have been sourced from the seller and OntheMarket.com. 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. Robinsons cannot accept liability for any information provided.



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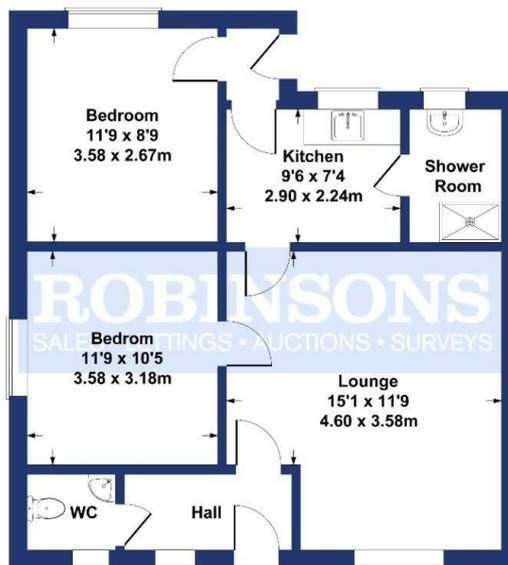
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Oak Gardens Roddymoor

Approximate Gross Internal Area  
691 sq ft - 64 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. 2025

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | A |                         |           |
| 105-91                                      | B |                         |           |
| 89-85                                       | C |                         |           |
| 75-65                                       | D |                         |           |
| 59-54                                       | E |                         |           |
| 45-39                                       | F |                         |           |
| 1-20  | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions | A |                         |           |
| 101-91  | B |                         |           |
| 89-80   | C |                         |           |
| 75-65   | D |                         |           |
| 59-54   | E |                         |           |
| 45-39   | F |                         |           |
| 1-20  | G |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |                         |           |
| England & Wales   |   | EU Directive 2002/91/EC |           |

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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.

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