



Hardy Terrace

Crook DL15 9JE

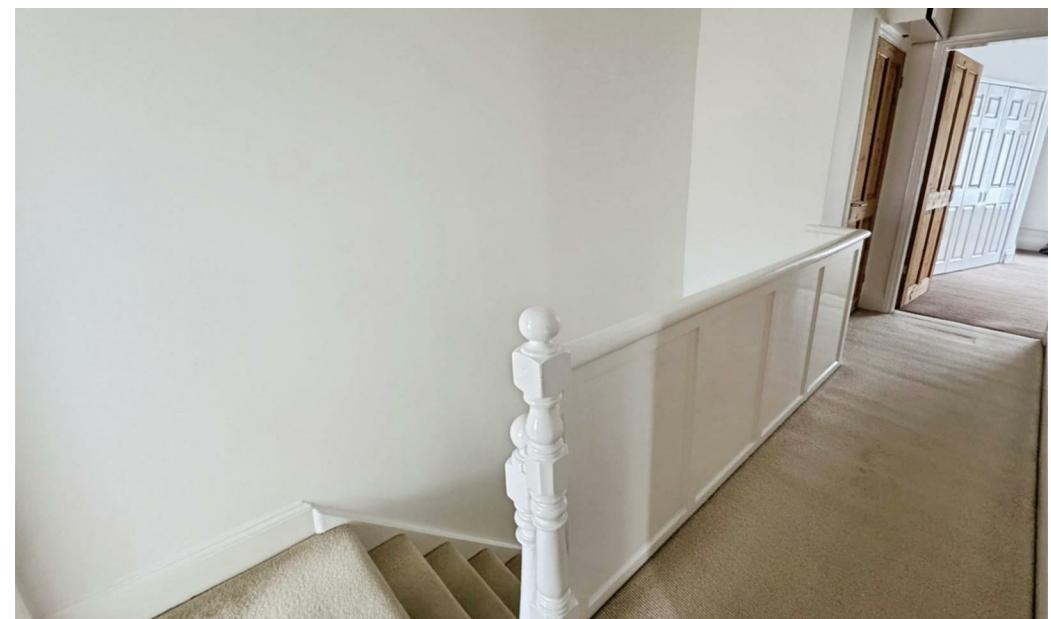
Chain Free £98,000



Venture
PROPERTIES



This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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Hardy Terrace

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- Offered For Sale Chain Free
- EPC Grade D
- Substantial Home

- Lovely Two Bedroom Mid Terrace
- Close to Amenities
- UPVC Double Glazed

- Very Well Presented
- Two Reception Rooms
- Gas Central Heating

A SUBSTANTIAL TWO BEDROOM mid terraced house which is offered for sale in EXCELLENT DECORATIVE ORDER. Located within WALKING DISTANCE OF CROOK town centre and its amenities, this property would ideally suit the needs of a first time buyer or family buyer. With UPVC double glazing and Gas fired central heating.

The accommodation offers SPACIOUS LIVING ACCOMMODATION including entrance porch, entrance hallway, lounge, separate dining room and lovely kitchen. Whilst to the first floor there are two double bedrooms, the master bedroom has a large walk in dressing room and spacious bathroom/wc.

Call today to book your viewing

Ground Floor

Entrance Porch

Front entrance door and cornice to ceiling

Entrance Hallway

Staircase to the first floor, cornice to ceiling, decorative arch and corbel

Lounge

13'05 x 12'06 (4.09m x 3.81m)

With feature Multi fuel stove, stone hearth, UPVC double glazed bay window, double central heating radiator, cornice to ceiling, double timber and glazed doors through to

Dining Room

14'06 x 12'09 (4.42m x 3.89m)

UPVC double glazed window, central heating radiator and coving to the ceiling

Inner Hallway

Laminated floor, and timber door to understairs cupboard

Kitchen

12' x 7'10 (3.66m x 2.39m)

Fitted with a range of laminated wall and base units, laminated working surfaces mixer taps, tiled splash backs, integral appliances including electric oven, gas hob and extractor hood over, plumbing and space for washing machine, double central

heating radiator, UPVC double glazed window, coving to ceiling, laminated floor and UPVC double glazed rear entrance door

First Floor

Landing

Balustrade, storage cupboard and loft access

Bedroom One

13'02 x 13'01 (4.01m x 3.99m)

UPVC double glazed window, double central heating radiator, large walk in dressing room with hanging space and shelving

Bedroom Two

14'06 x 9'10 (4.42m x 3.00m)

UPVC double glazed window, double central heating radiator, timber door to storage cupboard housing gas boiler

Bathroom/wc

Fitted with a white suite including panelled bath in tiled surround, walk in shower cubicle with mains waterfall shower, wc, wash hand basin in vanity unit and storage under, laminated floor, decorative wall radiator, recently fitted laminated floor and opaque UPVC double glazed window

Exterior

To the front of the property there is a forecourt, whilst to the rear there is an enclosed yard which is paved with Indian Stone paving. There is a useful access gate leading to the rear lane.

Energy Performance Certificate

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

EPC GRADE D

<https://find-energy-certificate.service.gov.uk/energy-certificate/7300-8293-0722-8576-3353>

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: Likely 02. We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: A Annual price: £1,624.04 (Maximum 2025)

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 surface flooding and very low risk of flooding from rivers and the sea.

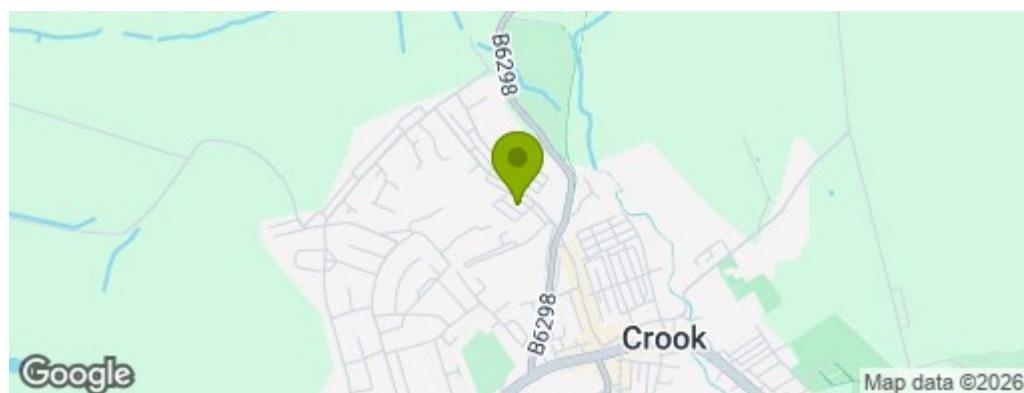
This property has been vacant for a number of months, additional council tax charges may be payable upon completion.

Disclaimer

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and other features are approximate. Venture Properties Ltd. cannot accept responsibility for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The plan is not to scale and dimensions should not be taken as being accurate as to their operability or efficacy can be given.
Made with SketchUp 02/25.



Property Information

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