



Dickens Way

Crook DL15 9FQ

£145,000



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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Dickens Way

Crook DL15 9FQ



- Three Bedroom Semi Detached
- EPC Grade C
- UPVC Double Glazed

- Large Block Paved Driveway
- Ideal For A First Home
- Gas Central Heating

- Open Plan Lounge, Dining Room & Kitchen
- Good Sized Master Bedroom
- Enclosed Garden To Rear

Fantastic three bedroom semi detached property. If you are a fan of open plan living this modern home is for you. Stylishly renovated by the present owners there is a spacious open plan lounge/family room and with dining area leading to the recently fitted kitchen with integrated appliances and cloaks/wc. To the first floor are three bedrooms, the master having the installation of high gloss fitted wardrobes to one wall, and a family bathroom. Externally there is a block paved driveway to accommodate up to two cars to the front and a good sized enclosed to the rear sectioned into a paved patio area and lawn. Viewing is highly recommended

Ground Floor

Entrance Hallway

Lounge/Dining Room/Family Room

26'9 x 14'11 x 8 (8.15m x 4.55m x 2.44m)

L shaped room with UPVC double glazed square bay window to front and UPVC double glazed window to rear, laminate flooring, three central heating radiators, tv point, rear entrance door, spot lighting to dining area

Cloakroom/wc

WC, wash hand basin in vanity unit, opaque UPVC double glazed window, laminate flooring

Kitchen

16'0" x 8'2" (4.90m x 2.51m)

Modern wall and base units with coordinating solid wood work surfaces over, belfast sink unit with mixer tap, integrated electric oven, induction hob and extractor over. Integrated washing machine and dryer, UPVC double glazed window, spot lighting,

breakfast bar, central heating radiator, space for fridge freezer, laminate flooring

First Floor

Landing

Loft access, large storage cupboard housing wall mounted gas boiler

Master Bedroom

17'1" x 8'0" (5.23m x 2.46m)

UPVC double glazed window, central heating radiator, modern fitted high gloss wardrobes to one wall

Bedroom Two

10'9" x 8'7" (3.30m x 2.64m)

UPVC double glazed window, central heating radiator

Bedroom Three

10'2" x 7'1" max (3.10m x 2.18m max)

UPVC double glazed window, central heating radiator

Bathroom/wc

Panelled bath, mains shower over, folding shower screen, wc, wash hand basin, vinyl flooring, opaque UPVC double glazed window, central heating radiator

Exterior

To the front of the property is a block paved driveway for up to two cars. To the rear is a good sized garden with paved patio area and lawned area.

Energy Performance Certificate

To view the full Energy Performance Certificate please use the following link:
<https://find-energy-certificate.service.gov.uk/energy-certificate/4435-2521-0500-0630-4296?print=true>
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 download speed 220 Mbps

Mobile Signal/coverage: We would recommend speaking to your provider

Council Tax: Durham County Council, Band: B. Annual price: £1,894.71 (Maximum 2024)

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.

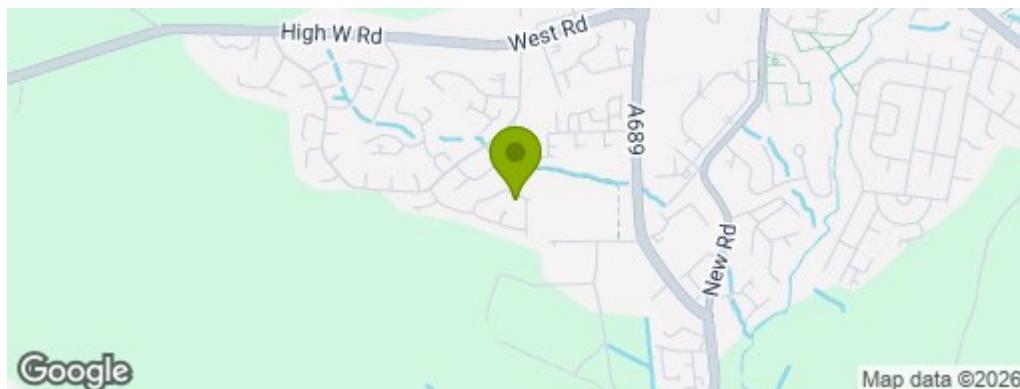
Flood Risk: Very low risk of surface water flooding, flooding from rivers and sea.

Disclaimer

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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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