Uplands Close

Crook DL15 9NW

£106,500

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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Uplands Close

Crook DL15 9NW

x 2 x 1 x 1

- Two Bedroom Semi Detached
- EPC Grade D
- Cul De Sac Location
- Parking For Two Cars
- Ground Floor WC
- Fitted Kitchen & Lounge
- Garden To Rear
- Modern Shower Room
- Close To Local Amenities

Delightful two bedroom semi detached property, tucked away in a corner of a pleasant cul de sac in a popular residential area of Crook. The property consists of two bedrooms, kitchen, L-shaped lounge diner, ground floor WC and a fitted shower room. Externally the property has a gravelled driveway with off road parking for two vehicles. To the rear of the property there is a good sized enclosed garden mainly laid to lawn and patio seating area.

Ground Floor

Entrance Hall
UPVC door stairs rise to the first floor, central heating radiator, under stairs cupboard.

Kitchen
9'09 x 6'04 (2.97m x 1.93m)
Fitted with wall and base units having laminate work surfaces over , integrated gas hob with extractor fan over and built in electric oven, stainless steel sink unit and tiled splash back, plumbing space for washing machine. Ample space for fridge freezer, vinyl flooring in place, central heating radiator and UPVC double glazed window.

Ground Floor WC
Having wash hand basin with tiled splash back, wood effect laminate flooring and central heating radiator.

Lounge/Diner
13'11 x 6'4" x 8'9" (4.24m x 1.93m x 2.67m)
L shaped lounge with double glazed French doors and UPVC double glazed window. Two central heating radiators.

First Floor

Landing
With white balustrade staircase, loft access and storage cupboard with shelving.

Bedroom One
12'06 x 11'05 (3.81m x 3.48m)
UPVC double glazed window, gas central heating radiator and bulkhead with shelves above.

Bedroom Two
9'03 x 6'04 (2.82m x 1.93m)
Having gas central heating radiator and UPVC double glazed window. Built in two door wardrobe and telephone point.

Shower Room/ WC
Fitted with a large shower cubicle with electric shower over and glass screen, WC, wash hand basin set to vanity unit, part tiled walls, heated towel rail and obscured UPVC double glazed window.

Exterior
Externally the property has a gravelled driveway with room for two cars, a side gate to the rear of the property where there is a good sized garden which is mainly laid to lawn with paved seating areas. External sockets.

Energy Performance Certificate
To view the full energy performance certificate for this property please use the link below:

https://find-energy-certificate.service.gov.uk/energy-certificate/0370-2279-1530-2275-5355

EPC Grade C

Agents Note
The current vendors replaced the gas combination boiler in 2019.
We have been advised by the seller that the graveled entrance driveway to the front of the property is part owned by no 12 and 11 Uplands Close. We recommend a solicitor seek further information on this if required.

Other General Information
Other General Information
Tenure: Freehold
Gas and Electricity: Mains
Sewerage and water: Mains
Broadband: Ultrafast Broadband available. Highest available download speed 1800 Mbps. Highest available upload speed 220 Mbps.
Mobile Signal/coverage: Likely with O2. 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 D
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 rivers and the 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.

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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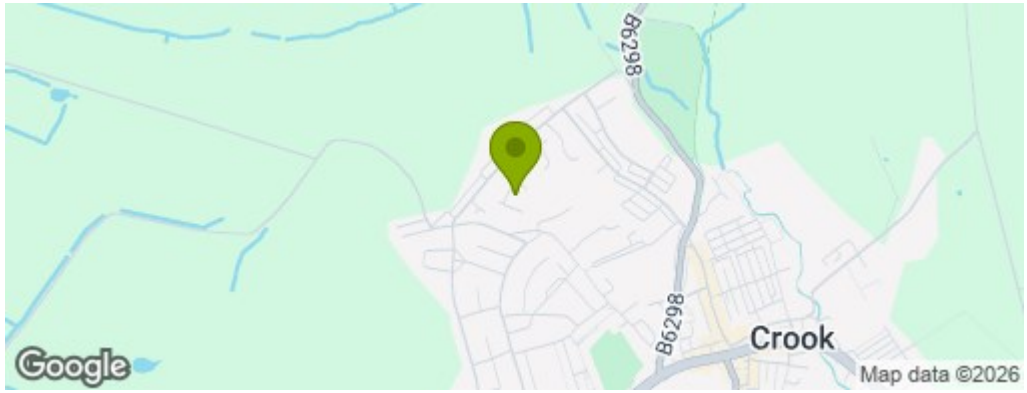

Property Information

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