



**Rudkin Drive**

Crook DL15 9GJ

**Chain Free £125,000**



**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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# Rudkin Drive

Crook DL15 9GJ

- Three Bedroom Mid Link Home
- EPC Grade C
- Gas Central Heating

A popular Area of Crook with young families, this mid-terrace house offers a perfect opportunity for first-time buyers seeking a comfortable and modern home. Built in 2005, the property spans an inviting 614 square feet and features three well-proportioned bedrooms, making it ideal for small families or those looking for extra space.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The ground floor also boasts a convenient cloakroom with a WC, enhancing the practicality of the living space. The heart of the home is undoubtedly the kitchen/diner, which is designed to be both functional and sociable, allowing for enjoyable family meals and gatherings.

The property further benefits from a rear enclosed garden, providing a private outdoor space for gardening, play, or simply unwinding in the fresh air. Additionally, there is a garage, offering ample storage or the potential for a workshop, along with parking for two vehicles, ensuring convenience for residents and visitors alike.

This charming home is not only a wonderful first-time buy but also a fantastic investment in a growing community. With its modern features and thoughtful layout, it presents an excellent opportunity to create lasting memories in a lovely setting. Do not miss the chance to make this delightful property your own.

## Ground Floor

### Entrance Hallway

Front entrance door, central heating radiator, security alarm panel

### Cloakroom/WC

Pedestal wash hand basin, WC, central heating radiator, opaque UPVC double glazed window and vinyl flooring.

### Lounge

16'0" x 14'08" (4.88 x 4.47)

Tv point, UPVC double glazed window, central heating radiator and open plan staircase to first floor.

- Rear Garden
- Popular Location
- Double Glazing

### Kitchen/Dining Room

14'09" x 8'08" (4.50 x 2.64)

With a range of wall and base units with contrasting laminate work surfaces over, one and a half bowl sink unit with mixer taps, integrated stainless steel electric double oven, gas hob and extractor hood over, wall mounted boiler housed in wall unit, plumbing and space for washing machine, UPVC double glazed window, tiled splash backs, central heating radiator, timber door to under stairs cupboard, spot lighting, UPVC French doors to garden.

### First Floor

#### Landing

Spindle balustrade, loft access and storage cupboard housing Boiler Mate.

#### Bedroom One

12'03" x 7'10" (3.73 x 2.39)

UPVC double glazed window, central heating radiator, built in double wardrobe with shelving and hanging space, tv point and telephone point.

#### Bedroom Two

9'07" x 7'11" (2.92 x 2.41)

UPVC double glazed window and central heating radiator.

#### Bedroom Three

8'08" x 6'09" (2.64 x 2.06)

UPVC double glazed window and central heating radiator.

#### Bathroom/WC

With white panelled bath, mains shower over and hand held shower over, pedestal wash hand basin, WC, central heating radiator, opaque UPVC double glazed window, spot lighting and vinyl flooring.

#### Exterior

There is a low maintenance gravelled garden to the front of the property. To the rear is garden which has been paved with planted borders, external tap and security light. There is also a garage with roll up door, power and lighting and a driveway for one vehicle.



x 3



x 1



x 1

- Single Garage & Parking
- Modern Throughout

### Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/8606-4526-7822-1096-1703>

EPC Grade C

### Other General Information

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available download speed 10,000 Mbps. Highest available upload speed 10,000 Mbps.

Mobile Signal/coverage: Likely with O2 and Vodafone. We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: B Annual price: £1,834.71 (Maximum 2025)

Energy Performance Certificate Grade C

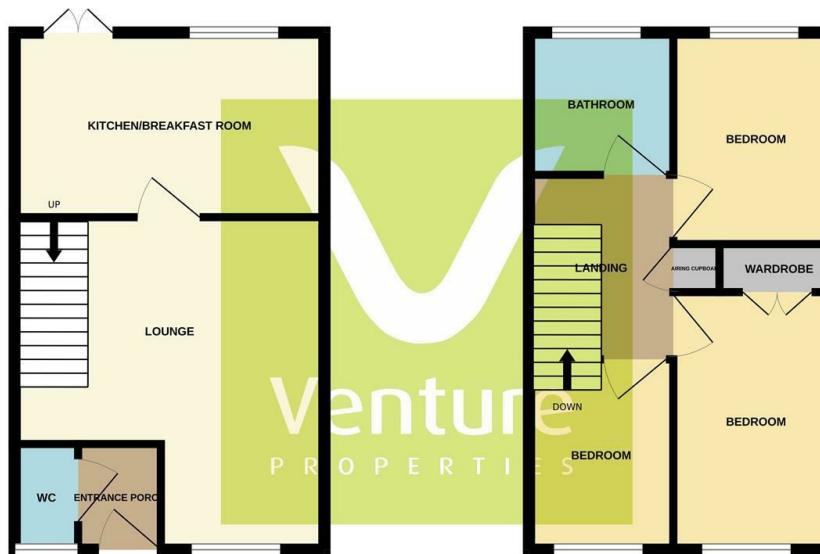
Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

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

### Disclaimer

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GROUND FLOOR

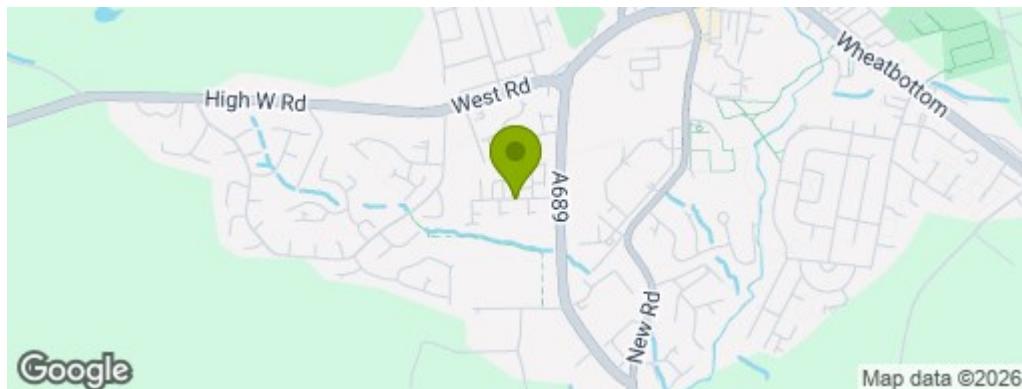


1ST FLOOR



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. The floorplan is for guidance only and must not 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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