



VENTURE
PLATINUM

Park Avenue | Crook
£197,500



Nestled on the charming Park Avenue in Crook, this stunning townhouse presents an exceptional opportunity for families seeking a blend of modern living and original character. Boasting two spacious reception rooms, this property offers ample space for relaxation and entertaining, making it an ideal home for both family gatherings and quiet evenings.

The residence features three well-proportioned bedrooms, providing comfortable accommodation for family members or guests. The bathroom is conveniently located, ensuring ease of access for all. The extensively fitted kitchen, complemented by a utility room, is a chef's delight, equipped to handle all your culinary needs with style and efficiency.

In addition to its generous living spaces, this home includes a dedicated home office, perfect for those who work remotely or require a quiet space for study. The property retains many original features, adding a touch of charm and character that is often sought after in modern homes.

Outside, you will find parking for two vehicles, a valuable asset in this popular location. The front garden offers a pleasant outdoor space, ideal for enjoying the fresh air or tending to your plants.

This property is not just a house; it is a home that promises comfort and convenience in a desirable area. Viewing is essential to fully appreciate all that this delightful townhouse has to offer. Don't miss the chance to make this wonderful property your own.

Ground Floor

Entrance Hallway

A lovely spacious and welcoming entrance hallway with UPVC double glazed entrance door, real wood flooring, ceiling rose, central heating radiator, feature architraves and coving, door to inner hall with large under stairs storage cupboard, telephone point and staircase to the first floor.

Lounge 4.32 x 4.39 (14'2" x 14'4")

Feature open grate working fire with attractive tiled inserts and tiled hearth, dado rail, coving to ceiling, ceiling rose, television point, central heating radiator and feature UPVC double glazed bay window with wood panelled inset and seat overlooking the front garden

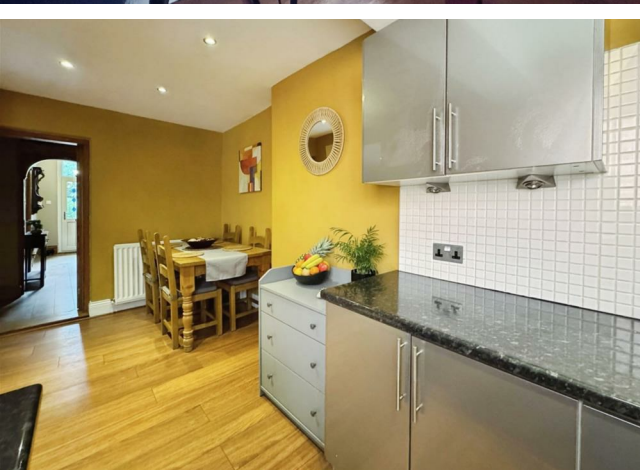
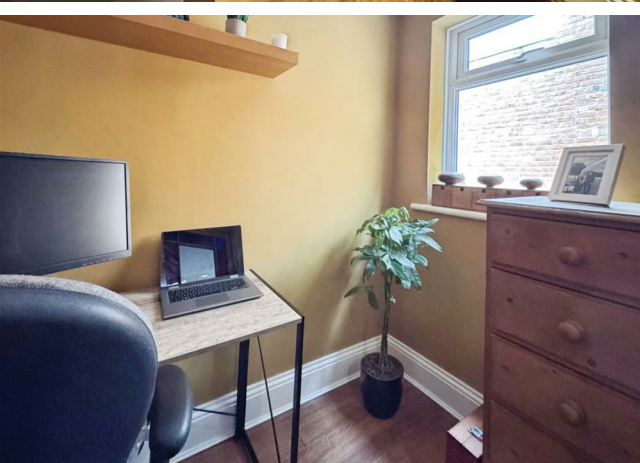
Dining Room 3.43 x 3.35 (11'3" x 10'11")

Laminate wood flooring, central heating radiator, spot lights to ceiling, television point, feature cast iron open grate fire with tiled hearth and marble surround and feature UPVC French doors leading into rear yard.

Kitchen 6.17m x 2.08m (20'3" x 6'10")

Extensively fitted with a modern range of silver high gloss wall and base units having laminate working surfaces, stainless steel sink unit with mixer, attractive tiled splashbacks, integrated double electric oven and grill and integrated gas hob with extractor hood over, laminate wood flooring, spot lights to ceiling, under wall unit lighting, central heating radiator, UPVC double glazed window to side and ample space for table and chairs or seating as required





Utility Room 2.92 x 2.01 (9'6" x 6'7")

With a range of Silver High Gloss base units with laminate working surfaces, plumbing and space for washing machine, tumble dryer and dishwasher, laminate wood flooring, central heating radiator, spot lights to ceiling, UPVC double glazed window and upvc door to side.

Home Office 2.01 x 1.75 (6'7" x 5'8")

A useful room if you are working from home with UPVC double glazed window and central heating radiator





First Floor

Landing

A spacious landing with spindle balustrade and telephone point

Bedroom One 4.34 x 3.89 (14'2" x 12'9")

Having original wood flooring, coving to ceiling, television point, central heating radiator, and feature UPVC double glazed bay window to the front elevation and there is a range of fitted wardrobes. There is a loft hatch with a pull down ladder giving access to attic space that has been boarded out, insulated and has an electric light.

Bedroom Two 3.94 x 3.45 (12'11" x 11'3")

Central heating radiator, loft hatch, storage cupboard housing the fitted wall mounted Valliant boiler and UPVC double glazed window to rear.



Bedroom Three 2.64 x 2.31 (8'7" x 7'6")

Central heating radiator and UPVC double glazed window to front.

Bathroom/wc

Large room fitted with modern bathroom suite including large panelled bath, wash hand basin, wc, separate walk in shower cubicle, tiled, with mains shower and spot lighting to ceiling, ceramic tiled floors and attractive tiled splashbacks, opaque UPVC double glazed window and contemporary central heating radiator, underfloor heating

Exterior

There Is a large garden accessed via wrought iron gate with lawned area and garden path leading to the front door. To the rear is a large enclosed yard with gate that opens to give off street parking for up to two vehicles. There is an external light, external water supply and an attached storage room accessed via UPVC entrance door.

Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/9390-2419-4500-2205-8575>

EPC Grade D

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Highest available download speed 10000 Mbps Highest available upload speed 10000 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)

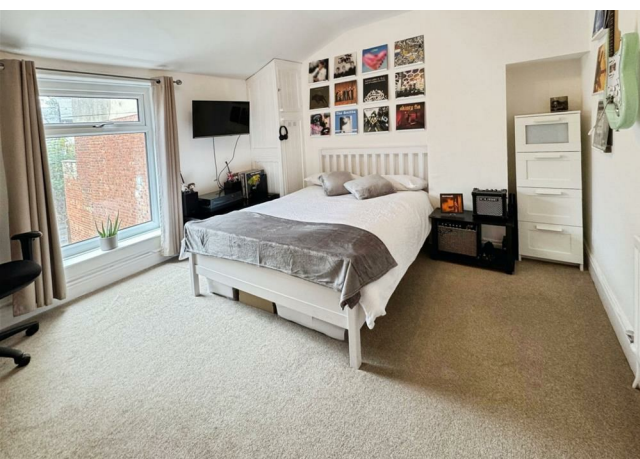
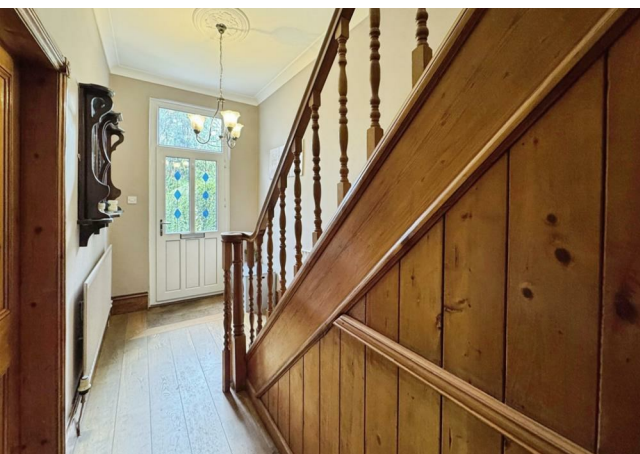
Energy Performance Certificate Grade D

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: Low risk of surface water flooding, very low risk of flooding from the rivers and sea

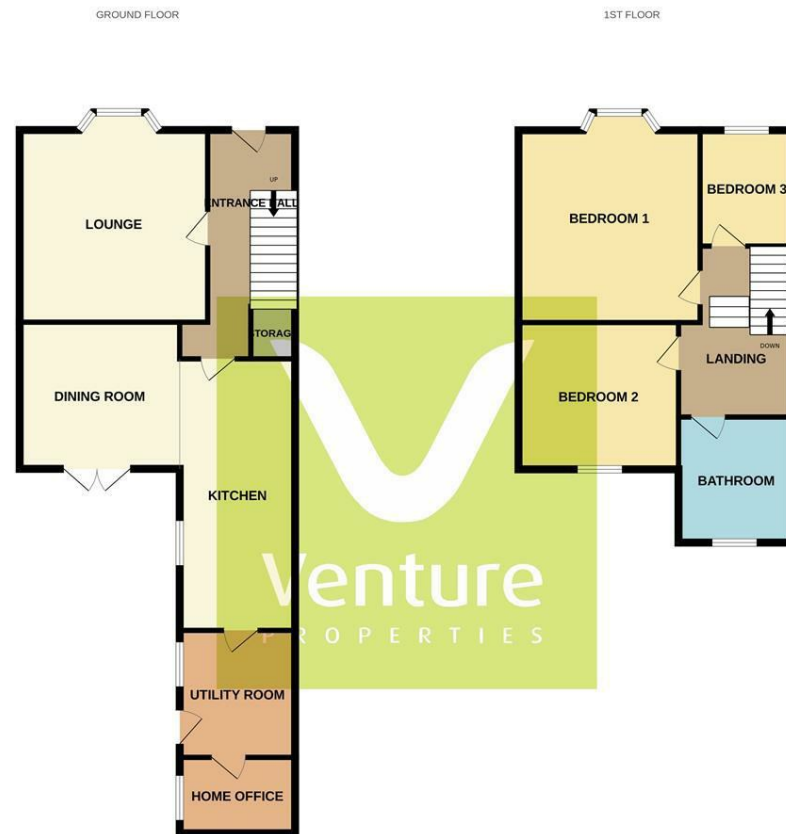
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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