



Larchfield Gardens, Crook, DL15 9LX  
3 Bed - House - Semi-Detached  
£75,000

**ROBINSONS**  
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4, Larchfield Gardens Crook, Crook, DL15 9LX

We are acting in the sale of the above property and have received an offer of £71,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place

This three bedroom semi-detached house is offered to the sales market with no forward chain. The property should make a fantastic family home having spacious accommodation throughout, including two reception rooms and three well proportioned bedrooms. It is warmed by gas central heating and has double glazed windows.

The internal accommodation comprises; entrance hallway, two reception rooms, 'L' shaped kitchen with a range of storage units.

To the first floor there are three bedrooms and a bathroom.

Outside there are gardens to both front and rear.

Larchfield Gardens has a ideal location for families being within close proximity of Crook town centre and schooling.

Contact Robinsons for further information and to arrange an internal viewing.

#### Agent Notes

Council Tax: Durham County Council, Band A £1701.00

Tenure: Freehold

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom

Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the

Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – No

Probate – being applied for N/A

Rights & Easements – None known

Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – no

Planning Permission – Nothing in the local area to affect this property that we are aware of.

Accessibility/Adaptations – no

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Energy Performance Certificate - C rating

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

#### Reception room one

13'3 x 13'1 (4.04m x 3.99m)

#### Reception room two

13'4 x 9'9 (4.06m x 2.97m)

#### Kitchen

10'5 x 6'1 (3.18m x 1.85m)

#### Bedroom one

13'7 x 10'9 (4.14m x 3.28m)

#### Bedroom two

13'7 x 12'3 (4.14m x 3.73m)

#### Bedroom three

9'4 x 7'4 (2.84m x 2.24m)

#### Bathroom

7'5 x 5'4 (2.26m x 1.63m)



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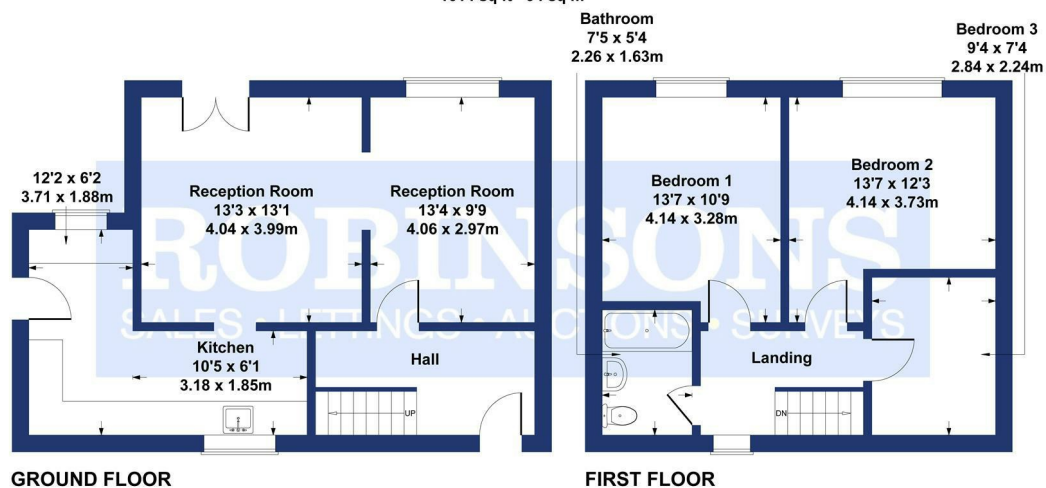
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Larchfield Gardens Crook

Approximate Gross Internal Area  
1014 sq ft - 94 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	<b>78</b>
(39-54) <b>E</b>	<b>71</b>
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

### DURHAM

1-3 Old Elvet  
DH1 3HL

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T: 0191 383 9994 (option1) (Lettings)  
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### DURHAM REGIONAL HEAD OFFICE

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



# ROBINSONS

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