



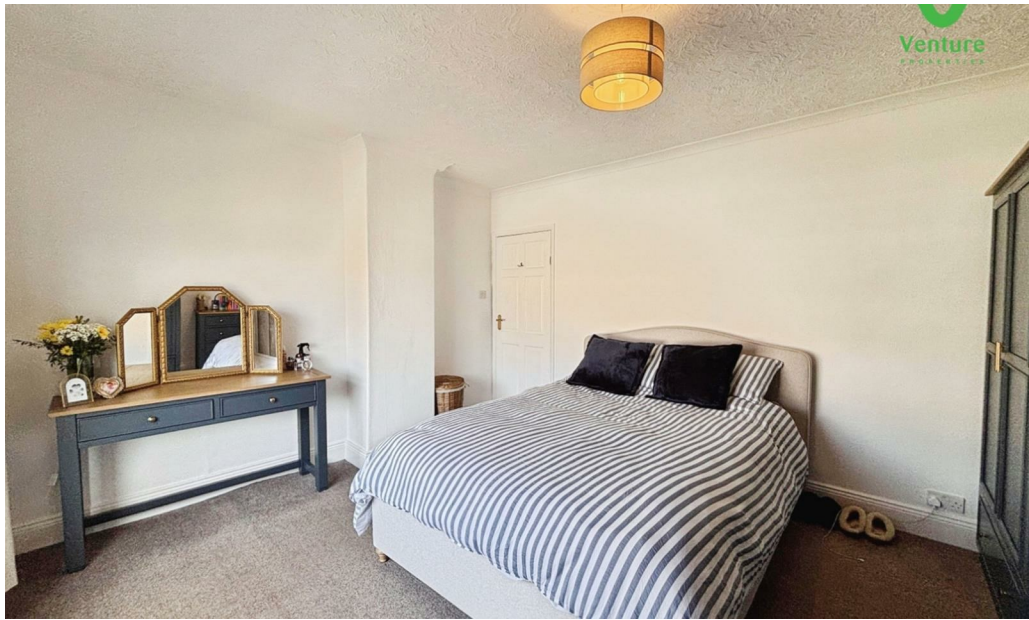
## High Grange

Crook DL15 8AT

£100,000



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# High Grange

## Crook DL15 8AT



- Chain Free
- EPC Grade E
- Multi Fuel Central Heating

- Stunning Location
- Two Good Sized Reception Rooms
- Lounge With Feature Inglenook

- Countryside Living
- UPVC Double Glazed
- Lovely Fitted Kitchen

Located in the charming village of High Grange, Crook, this delightful terraced house, built in approximately 1880, offers a perfect blend of character and modern living. With two inviting reception rooms, this property provides ample space for relaxation and entertaining. The lounge, featuring a stunning Inglenook fireplace, serves as a warm and welcoming focal point, ideal for cosy evenings.

The house boasts two well-proportioned bedrooms, making it suitable for a small family or professionals seeking a peaceful retreat. The bathroom is conveniently located, ensuring comfort and practicality for everyday living.

One of the standout features of this property is its picturesque views to the rear, allowing you to enjoy the beauty of the surrounding countryside right from your home. The location is particularly advantageous for those commuting to Bishop Auckland, providing easy access to the town while still enjoying the tranquillity of village life.

This property is a true gem, offering a unique opportunity to experience countryside living without sacrificing convenience. Viewing is essential to fully appreciate the charm and potential of this lovely home. Don't miss your chance to make it your own.

### Ground Floor

#### Dining Room

14'2" x 12'0" (4.328 x 3.660)

UPVC double glazed front entrance door, feature fireplace with timber fire surround, cast nursery grate, UPVC double glazed window, coving to ceiling, central heating radiator and wall light points.

#### Lounge

15'10" x 14'0" (4.842 x 4.287)

Feature fireplace with with inset Multi fuel stove which heats the central heating and domestic hot water, tiled hearth, UPVC double glazed window, coving to ceiling, wall light points, dado rail, coving to ceiling and open plan staircase to the first floor

### Kitchen

14'11" x 14'10" (4.566 x 4.537)

Extensively fitted with a range of White High Gloss wall and base units, laminated working surfaces over, inset single drainer sink unit, mixer taps, upstand and tiled splash backs, UPVC double glazed window, integral appliances including electric oven, electric hob, plumbing and space for washing machine, space for tumble dryer, fridge and freezer, coving to ceiling, UPVC double glazed rear entrance door

### First Floor

#### Landing

Access to

#### Bedroom One

14'5" x 12'0" (4.399 x 3.663)

UPVC double glazed window, central heating radiator and coving to ceiling

#### Bedroom Two

9'5" x 7'5" (2.889 x 2.283)

UPVC double glazed window and central heating radiator

#### Bathroom/wc

Fitted with a three pieces suite including corner panelled bath, wc, pedestal wash hand basin, separate shower cubicle with electric shower, UPVC double glazed window, tiled splash backs, and panelled splash backs

#### Attic Space

12'10" x 13'11" (3.923 x 4.256)

Sky light, spindle balustrade, central heating radiator and laminated floor

#### Exterior

Immediately to the rear of the property there is an enclosed yard with attached outhouse. Whilst to the front of the property there is a garden forecourt which is gravelled and has raised flower beds and log store

### Energy Performance Certificate

<https://find-energy-certificate.service.gov.uk/energy-certificate/5836-8425-6600-0544-2292>

EPC Grade E

### Other General Information

Tenure: Freehold

Electricity:

Sewerage and water: Mains

Broadband: Ultrafast Highest available download speed 1800 Mbps Highest available upload speed 220 Mbps

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

Council Tax: Durham County Council, Band: A. Annual price: £1,666.64 (Maximum 2026)

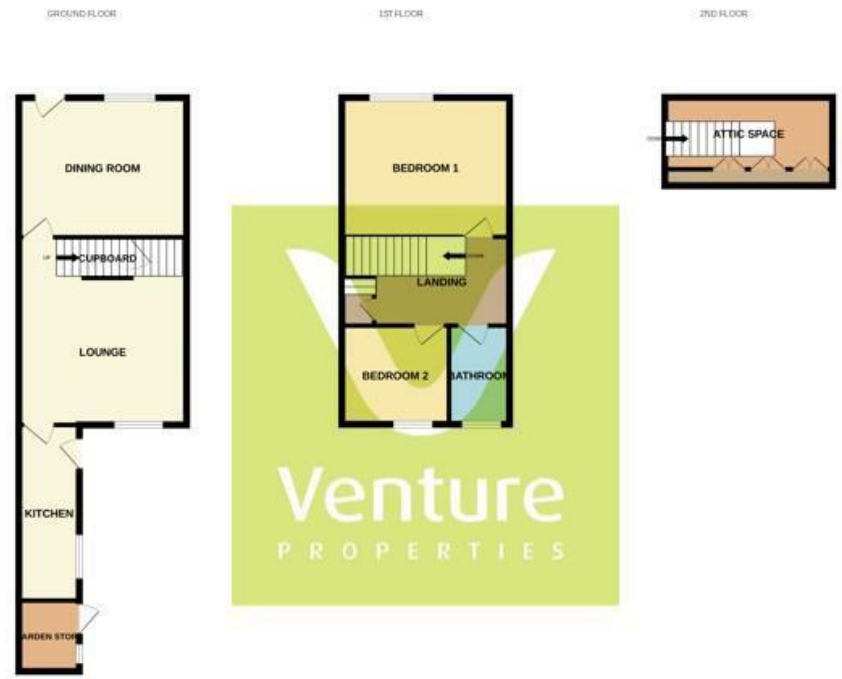
Energy Performance Certificate Grade E

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 and flooding from the rivers and the sea.

#### Disclaimer

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While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of walls, windows, doors 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 here are not guaranteed and no guarantee as to their operability or efficiency can be given.  
Made with floorplan 12/20



## Property Information

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