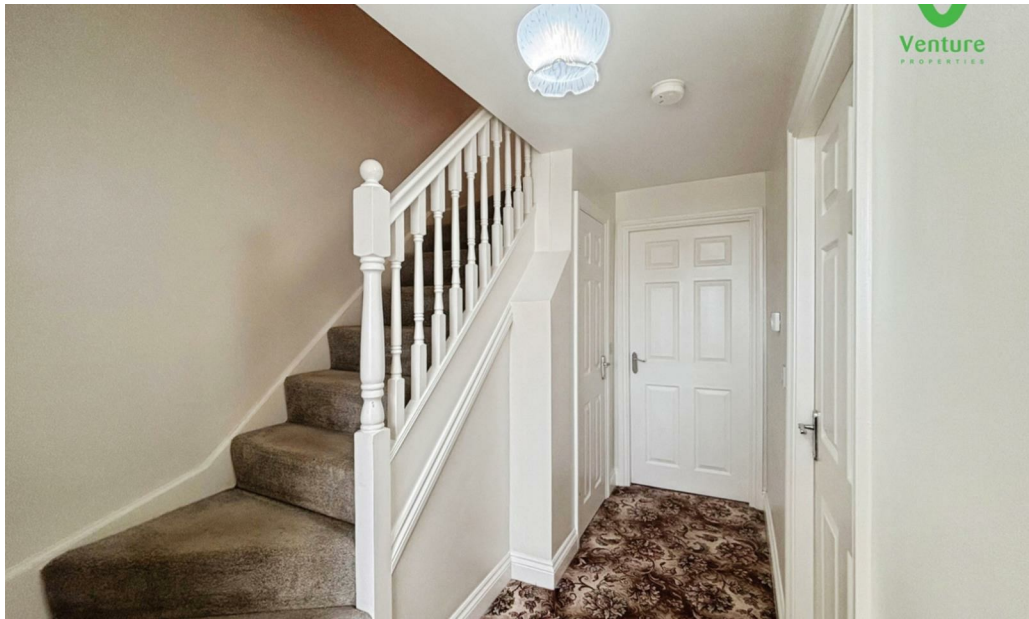




Peases Way

Crook DL15 9GR

Chain Free £170,000



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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# Peases Way

## Crook DL15 9GR



- Four Bedroom Town House
- EPC Grade C
- Three Storey Accommodation

- CHAIN FREE
- Garage, Driveway & Parking Space
- Close To Town Centre

- Gardens Front & Rear
- Master Bedroom & En-Suite
- Lovely Kitchen/Dining Room

Nestled in a sought-after residential neighbourhood, this impressive four-bedroom mid-terraced townhouse is arranged thoughtfully over three generous floors, making it an ideal home for growing families or those seeking flexible living space. Presented to the market with UPVC double glazing and gas-fired central heating, this home offers all the comfort and efficiency expected of modern living.

Upon entering, a welcoming hallway leads to a convenient cloakroom/WC and a well-proportioned lounge. French doors extend from the lounge onto the garden, providing a perfect indoor-outdoor flow for entertaining or relaxing. The spacious kitchen and dining room is beautifully designed, offering ample space for family meals and social gatherings.

The first floor accommodates three well-sized bedrooms, served by a contemporary family bathroom. Ascend to the second floor and discover the master suite, complete with its own dressing room and a luxuriously appointed en-suite, providing a private retreat at the top of the house.

Externally, the property boasts attractive gardens to both the front and rear, perfect for enjoying the outdoors. Additionally, a garage and further parking space allow for easy off-street parking.

Ideally positioned, this townhouse benefits from great local amenities, including reputable schools, charming cafes, and a variety of shops just a short stroll away. Excellent transport links are close by, making commuting both swift and convenient. For leisure and relaxation, nearby parks offer open green spaces, walking trails, and children's play areas, ensuring every need is catered for.

Homes of this calibre are rarely available in this location. Arrange your viewing today to experience everything this fantastic property has to offer.

### Ground Floor

#### Entrance Hallway

Front entrance door, open plan spindle staircase to the first floor, central heating radiator with decorative cover, timber door to understairs storage cupboard with shelving

#### Cloakroom/wc

With wc, pedestal wash hand basin, central heating radiator, laminated floor, opaque UPVC double glazed window and tiled splash backs

#### Lounge

15'06 x 15'01 (4.72m x 4.60m)  
UPVC double glazed French doors to the rear garden, UPVC double glazed windows, central heating radiator.

#### Kitchen/Dining Room

17'07 x 8'03 (5.36m x 2.51m)  
Extensively fitted with a range of Grey wall and base units, laminated working surfaces over, inset one and a half bowl sink unit, mixer taps over, UPVC double glazed window, integral appliances including electric double oven, gas hob and extractor hood over, spot lighting, central heating radiator and wall unit

#### First Floor

##### Landing

Balustrade, airing cupboard and open plan staircase to the second floor.

##### Bedroom Two

15'07 x 12'03 (4.75m x 3.73m)  
Having upvc double glazed window, central heating radiator and fitted wardrobes.

##### Bedroom Three

9'10 x 8'08 (3.00m x 2.64m)  
Having upvc double glazed window and central heating radiator.

##### Bedroom Four

7'01 x 6'06 (2.16m x 1.98m)  
Having upvc double glazed window and central heating radiator.

##### Bathroom/wc

Fitted with a white suite including panelled bath, hand shower over, wc, pedestal wash hand basin, tiled splash backs, central heating radiator and spotlighting

#### Second Floor

##### Landing

Central heating radiator

##### Master Bedroom

14'10 x 12'08 (4.52m x 3.86m)  
Having upvc double glazed window, two central heating radiators and over stairs cupboard.

##### Dressing Room

With open plan wardrobes, timber velux window, central heating radiator

#### En-Suite/wc

Separate double shower cubicle with mains shower, being tiled, wc, pedestal wash hand basin, tiled splash backs, timber double glazed Velux window, shaver point, central heating radiator

#### Externally

To the front of the property there is a small garden with flower borders. Whilst to the rear of the property there is a further garden which is lawned with patio area. Beyond this there is a garage with up and over door and additional car parking space for one vehicle. The garage can be accessed for the rear garden also.

#### Energy Performance Certificate

To view the Energy Performance Certificate for this property, please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/8090-6629-5130-1227-4226>

EPC Grade C

#### Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast Highest available download speed 10000 Mbps Highest available upload speed 10000 Mbps

Mobile Signal/coverage: We recommend speaking to your local network provider  
Council Tax: Durham County Council, Band: C Annual price: £2222.19 (Maximum 2025)

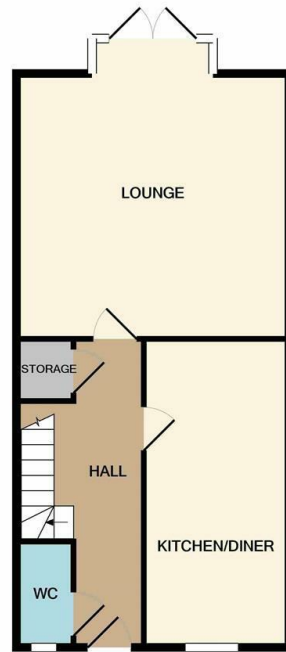
Energy Performance Certificate Grade C

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.

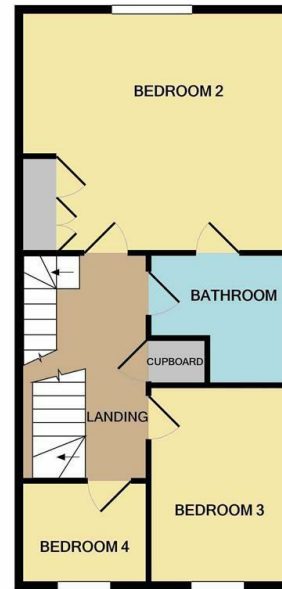
Flood Risk: Very low risk of surface water flooding and flooding from rivers and the sea.

#### 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) L



GROUND FLOOR

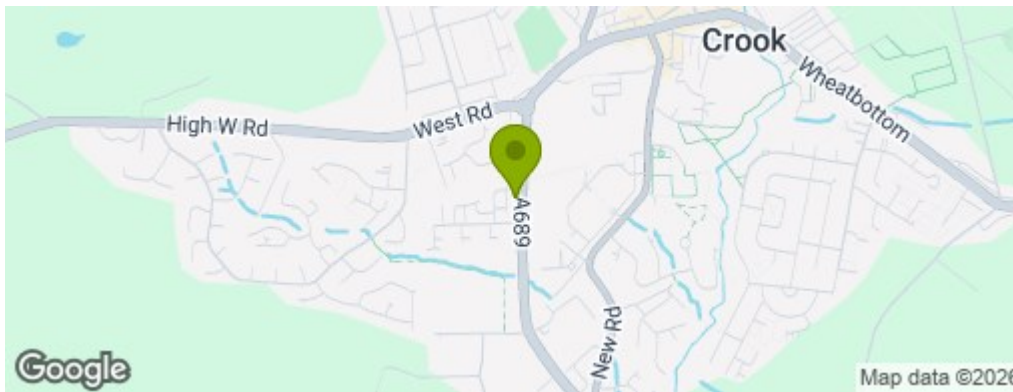


1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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