



## Robinson Grove

Crook DL15 9GP

£170,000





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# Robinson Grove

## Crook DL15 9GP



- Four Bedroom Town House
- EPC Grade B
- Gas Central Heating

- Landscaped Rear Garden
- Master Bedroom Suite
- UPVC Double Glazed

- Garage & Drive To Rear
- Dressing Room & En-Suite
- Set Over Three Floors

This substantial four-bedroom townhouse presents an excellent opportunity for families seeking a comfortable and spacious home. Spanning over three floors, the property offers ample living space, ensuring that every family member can enjoy their own area while still coming together in the heart of the home.

The well-designed layout includes generous bedrooms, a fantastic master bedroom suite providing plenty of room for relaxation and personalisation. The property also boasts a garage and driveway, offering convenient storage or parking options, which is a valuable asset in today's busy lifestyle.

One of the standout features of this home is the beautifully landscaped rear garden, perfect for outdoor entertaining, children's play, or simply enjoying a quiet moment. The garden is a delightful extension of the living space, ideal for family gatherings or peaceful evenings under the stars.

Situated in a popular location, this townhouse is close to local amenities, schools, and parks, making it an ideal choice for families. With its combination of space, convenience, and outdoor charm, this property is sure to appeal to those looking for a welcoming family home in Crook. Don't miss the chance to make this lovely house your new home.

### Ground Floor

#### Entrance Hallway

Via front entrance door, laminate wood flooring, central heating radiator and stairs to first floor.

#### Cloakroom/WC

Fitted with a wash hand basin, wc, laminate flooring and central heating radiator.

#### Kitchen/Dining Room

Fitted with a range of wall and base units with contrasting work surfaces over, stainless steel sink unit with mixer tap, integrated electric oven electric hob with extraction chimney over, plumbing for washing machine, tiled splash backs, central heating radiator and ample space for dining table as required.

#### Lounge

Central heating radiator and uPVC double glazed patio doors to rear garden.

### First Floor

#### Landing

Spindle balustrade and airing cupboard.

#### Bedroom Two

15'6" x 12'3" (4.727 x 3.747)

Having a double built in wardrobe, a door fro this room also accesses the family bathroom, central heating radiator and uPVC double glazed window to rear.

#### Bedroom Three

10'3" x 9'11" (3.131 x 3.033)

With central heating radiator and uPVC double glazed window to front.

#### Bedroom Four

7'0" x 6'6" (2.140 x 1.983)

Having central heating radiator and uPVC double glazed window to rear.

#### Jack & Jill Bathroom/WC

Fitted with a white suite comprising of panelled bath, wc, wash hand basin and chrome heated towel rail.

### Second Floor

#### Landing

#### Master Bedroom

13'6" x 10'1" (4.132 x 3.087)

With central heating radiator, television port, uPVC double glazed window and cupboard.

#### Dressing Room

Having a range of fitted furniture, velux window and central heating radiator

#### En-Suite/WC

Fitted with a double shower cubicle, wc, wash hand basin and central heating radiator.

### Exterior

Externally to the rear is an enclosed patio garden with steps leading up to a garage having rear entrance door. There is space in front of the garage to park a car as well as a driveway to the rear.

### Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast Highest available download speed10000 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: £2,165.39 (Maximum 2025)

Energy Performance Certificate Grade B

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) Limited cannot accept liability for any information provided.

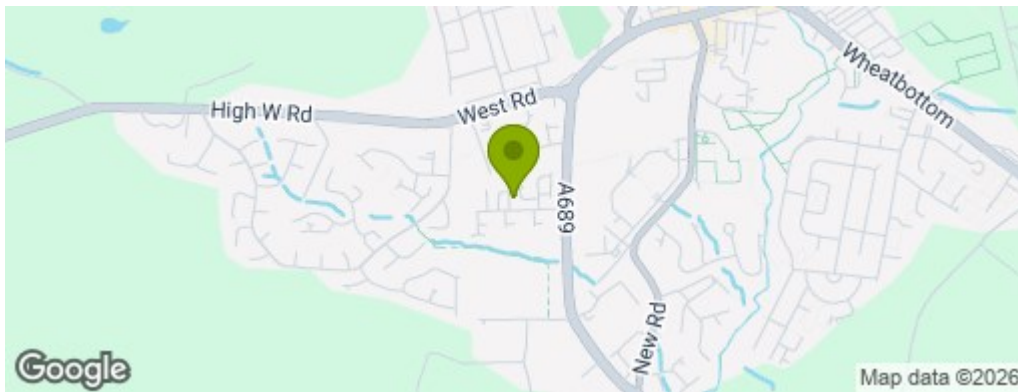
### Energy Performance Certificate

<https://find-energy-certificate.service.gov.uk/energy-certificate/2867-3060-8207-9516-5200>

Epc Grade B



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 operation or efficiency can be given.  
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## Property Information

01388 741174

5 South Street, Crook, DL15 8NE  
[crook@venturepropertiesuk.com](mailto:crook@venturepropertiesuk.com)