



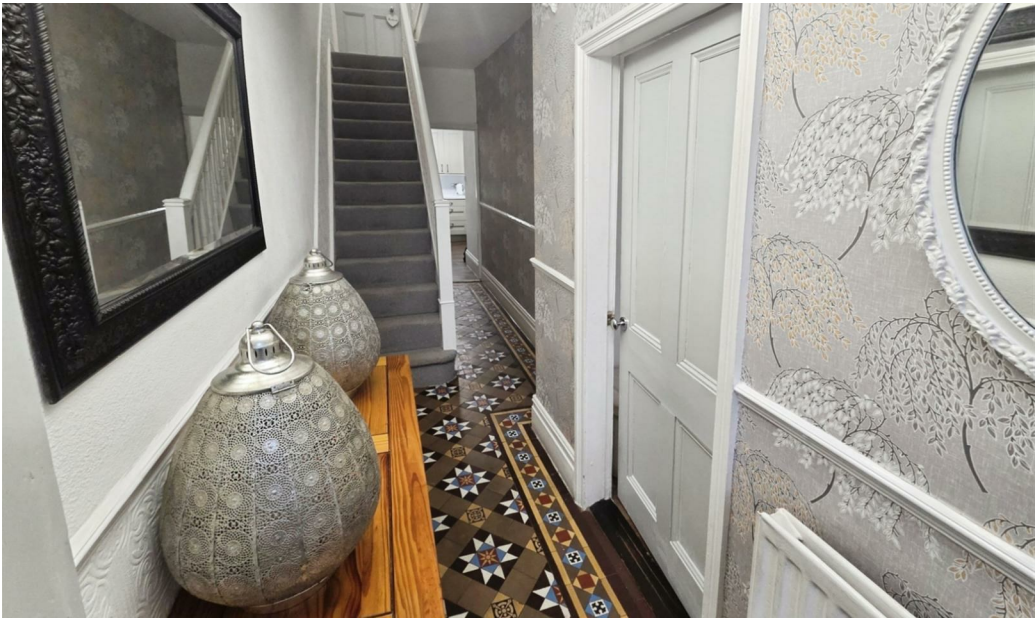
**Morson Avenue**

Crook DL15 8JT

**Offers Over £130,000**







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





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

# Morson Avenue

Crook DL15 8JT



- Three Bedroom Mid Terraced Home
- EPC Grade D
- Rear Enclosed Yard

- Two Reception Rooms
- Modern Bathroom With Shower
- Walking Distance To Town Centre

- Traditional Hallway & Staircase
- Garage To Rear
- Call Venture To Arrange Your Viewing !!!!

Nestled in the heart of Crook, this traditional terraced home presents an exceptional opportunity to own a beautifully maintained property in one of County Durham's most welcoming market towns. Renowned as the "Gateway to Weardale", Crook offers the charm of rural living with all the convenience of local amenities close at hand.

Stepping inside, the house impresses with its excellent condition and classic layout, tastefully combining period features with modern comforts. The welcoming hallway features lovely mosaic flooring, setting a stylish tone that continues throughout the property. The two spacious reception rooms are perfect for both relaxing and entertaining; the dining room boasts an inviting open fire – ideal for cosy evenings at home.

Upstairs, there are three generously sized bedrooms, all thoughtfully presented for both style and comfort. The highlight of the contemporary bathroom is the stunning free-standing bath, accompanied by a luxurious double shower, offering a private sanctuary after a long day.

To the rear, practical outside space includes a garage, providing valuable parking or storage. Residents are moments from Crook's bustling high street, with its traditional shops, weekly market, and a friendly community atmosphere. The scenic landscapes of Weardale are just a stone's throw away, perfect for those who love to explore the great outdoors.

This is a truly welcoming and well-cared-for home in an excellent location. Arrange a viewing today to fully appreciate everything this property has to offer.

## Ground Floor

### Entrance Vestibule

Via upvc front door and mosaic flooring.

### Hallway

Having traditional mosaic flooring, central heating radiator, feature staircase to first floor.

### Lounge

14'10" x 13'9" (4.535 x 4.213)

With a feature fireplace with cast iron open grate, central heating radiator, coving to ceiling, laminate flooring and uPVC double glazed window bay window to front.

### Dining Room

13'8" x 12'8" (4.191 x 3.861)

Having a working fire and feature fireplace, laminate wood flooring, central heating radiator, coving to ceiling and french patio doors to rear.

### Kitchen

11'10" x 8'8" (3.624 x 2.646)

Fitted with a good range of wall and base units with contrasting work surfaces over, ceramic sink unit with mixer tap, integrated appliances to include, electric oven and hob with extraction chimney over, fridge and freezer, dishwasher. Under stairs storage cupboard, laminate flooring and uPVC double glazed window and door to rear.

## First Floor

### Landing

A lovely spacious landing area with storage cupboard.

### Bedroom One

11'3" x 11'3" (3.446 x 3.443)

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

### Bedroom Two

13'8" x 12'7" (4.185 x 3.845)

With central heating radiator, laminate flooring and uPVC double glazed window to rear.

### Bedroom Three

8'4" x 6'8" (2.565 x 2.045)

Having central heating radiator, laminate flooring and uPVC double glazed window to front.

### Bathroom / WC

Fitted with a modern suite comprising of a free standing bath, separate double shower cubicle with mains rainfall shower over, wc, wash hand basin set to vanity unit, vertical radiator and uPVC double glazed window to rear

### Garage

Inside the garage is the gas central heating boiler, and has plumbing for washing machine and space for tumble dryer.

## Externally

To the front is a small paved forecourt

To the rear is an enclosed yard with double wrought iron gates.

## Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/0310-2914-3590-2096-7821>

EPC Grade D

## Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Available Highest available download speed 1000 Mbps

Highest available upload speed 220 Mbps

Mobile Signal/coverage: Limited, we recommend you contact your provider to confirm coverage

Council Tax: Durham County Council, Band: B Annual price: £1,894.71 (Maximum 2025)

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

## Disclaimer

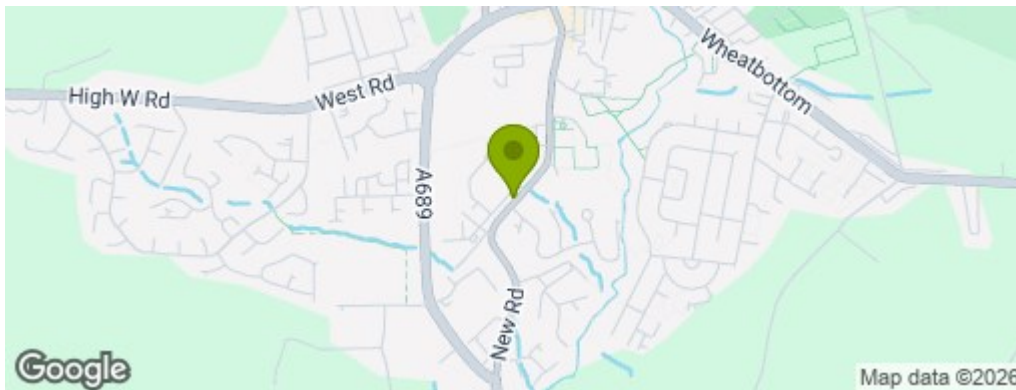
The preceding details have been sourced from the seller, OntheMarket.com and other third parties. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Venture Properties (Crook) Limited cannot accept liability for any information provided.

[www.venturepropertiesuk.com](http://www.venturepropertiesuk.com)





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 guidance purposes only and should be used as such by any prospective purchaser. The services, appliances and equipment shown here are not tested and no guarantee as to their operability or efficiency can be given. Made with Metropix CS200.



## Property Information

01388 741174

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