



Boltsburn Crescent

Rookhope DL13 2AT

Offers Over £140,000





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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- CHAIN FREE
- EPC Grade E
- Off Road Parking

- Three Bedroom Semi Detached
- Ground Floor WC
- Electric Heating

- Open Plan Living Space
- Village Location
- Gardens

Nestled in the charming village of Rookhope, Boltsburn Crescent presents a delightful opportunity to acquire a semi-detached house that is both spacious and inviting. This property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. The open plan living area on the ground floor creates a warm and welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home.

The convenience of a ground floor WC, alongside a first-floor bathroom, adds to the practicality of this residence, ensuring that daily routines are effortlessly managed. The property is chain free, allowing for a smooth and straightforward purchase process.

Outside, you will find ample off-road parking for up to five vehicles, a rare find that adds significant value to this home. The spacious garden offers a wonderful outdoor space for relaxation, gardening, or play, making it a perfect retreat for both adults and children alike.

With its picturesque village location, this semi-detached house on Boltsburn Crescent is a fantastic opportunity for those looking to settle in a peaceful community while enjoying the comforts of modern living. Do not miss the chance to make this lovely property your new home.

Ground Floor

Entrance

Access via composite door into the entrance hall, stairs rise to the first floor, central heating radiator and space for cloaks hanging if required. An opening leads into the lounge area.

Lounge Area

12'8" x 11'2" max (3.881 x 3.405 max)

Having UPVC window, porcelain floor tiles, central heating radiator and opening into the dining kitchen.

Dining Kitchen

8'3" x 24'5" max (2.527 x 7.458 max)

Having white base units with wood effect laminate work surfaces over, stainless steel sink unit and electric oven and hob with extractor over. There is ample space and plumbing for free standing appliances as required. UPVC windows overlooking the side and rear of the property and UPVC patio doors leading to the rear garden. Central heating radiator and ample space for a family dining table and chairs.

Utility Area

6'8" x 8'6" (2.051 x 2.612)

Having further UPVC window and door to the side, access to a cloaks storage cupboard and the electric heating boiler and system can be found here.

WC

Fitted with WC and flaring wash hand basin and UPVC window.

First Floor

Landing

Stairs rise from the entrance of the property and provide access to the first floor accommodation.

Bedroom One

11'11" x 11'4" (3.633 x 3.459)

Located to the front elevation of the property having UPVC window, central heating radiator, access to a useful over stair storage cupboard and double sliding mirrored fitted wardrobes.

Bedroom Two

10'11" x 8'7" (3.339 x 2.621)

Having UPVC window, two storage cupboards and central heating radiator.

Bedroom Three

8'8" x 8'6" (2.646 x 2.611)

Located to the rear elevation of the property having UPVC window and central heating radiator.

Bathroom/WC

Fitted with a three piece suite comprising bath with shower over and glass screen, wash hand basin with vanity storage below, WC, chrome heated towel rail, obscured UPVC window and extraction fan.

Externally

The property sits on a generous side plot with gardens and driveway to three sides. To the front and side of the property there is gravel which has been laid for easy maintenance and to create ample off road parking whilst the rear garden is laid to lawn bounded by fencing and dry stone walling.

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband:

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

Mobile Signal/coverage: Good Coverage from Vodafone, O2, 3 and EE

Council Tax: Durham County Council, Band:A Annual price: £ 1,696.42(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 ground water flooding. Very low risk of flooding from seas and rivers

Disclaimer

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Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/9896-3063-6206-8736-4204>

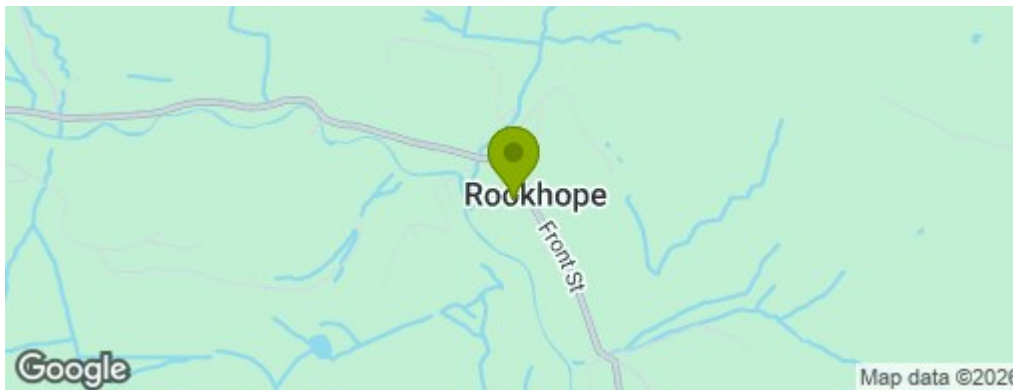
EPC Grade E

GROUND FLOOR

1ST FLOOR



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 operability or efficiency can be given.
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