



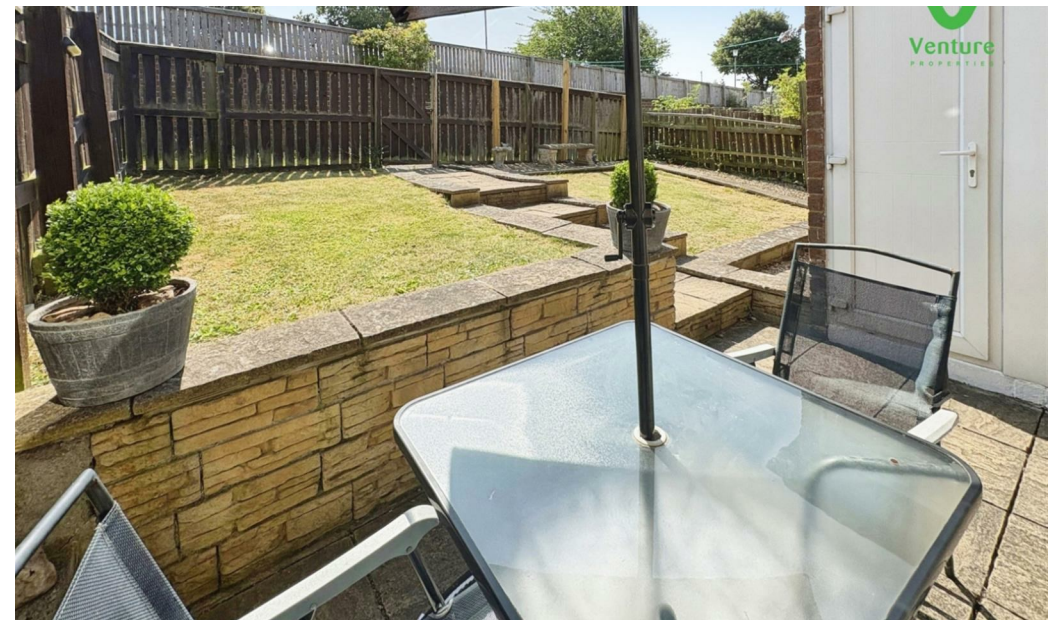
Dale View

Crook DL15 8QR

Chain Free £95,000



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Dale View

Crook DL15 8QR



- Chain Free
- EPC Grade D
- Far Reaching Views

- Three Bedroom Terraced
- Ground Floor WC plus First Floor Bathroom
- Neutral Decor

- Kitchen Diner
- Ideal First Time Buyer Home or Investment Opportunity
- Gardens to Front and Rear

Welcome to this charming three-bedroom terraced house located in the desirable area of Dale View, Crook. This property is offered to the market chain free, making it an ideal choice for those looking to move in without delay.

As you enter, you will find a well-proportioned reception room that provides a warm and inviting space for relaxation and entertaining. The modern décor throughout the home enhances its appeal, creating a fresh and contemporary atmosphere that is sure to impress.

The property boasts three comfortable bedrooms, perfect for families or those needing extra space for guests or a home office. The bathroom is conveniently located and is designed to meet all your daily needs along with a useful ground floor WC.

Outside, you will discover lovely gardens to both the front and rear of the property. These outdoor spaces offer a wonderful opportunity for gardening enthusiasts or simply a place to enjoy the fresh air and sunshine.

Additional features include gas central heating and UPVC double glazing, ensuring warmth and energy efficiency throughout the year. This home is not only aesthetically pleasing but also practical for modern living.

In summary, this delightful terraced house in Dale View, Crook, presents a fantastic opportunity for buyers seeking a well-maintained property in a friendly neighbourhood. With its modern touches and convenient location, it is sure to be a popular choice. Do not miss the chance to make this lovely house your new home.

Ground Floor

Entrance

Access via UPVC entrance door, stairs rise to the first floor, central heating radiator and doors to the ground floor living accommodation.

Kitchen Diner

9'3" x 17'8" (2.836 x 5.396)

Fitted with a range of base and wall mounted units having laminate work surfaces over, ample space for free standing appliances, stainless steel sink, central heating radiator and two UPVC windows. There is ample space for a family dining table and chairs.

Lounge

17'5" x 10'0" (5.319 x 3.068)

Having a lovely dual aspect the same as the kitchen with UPVC window to the front and UPVC patio doors to the rear, decorated fire surround and central heating radiator.

Rear Entrance

UPVC door to the rear and access to a spacious and very useful under-stair cupboard.

W C

Fitted with WC and wash hand basin.

Landing

Stairs rise from the entrance hall and provide access to the first floor accommodation and to two useful storage cupboards one housing the gas central heating boiler.

First Floor

Bedroom One

9'5" x 12'1" (2.885 x 3.684)

Located to the front elevation of the property having UPVC window with far reaching views, double fitted wardrobe and central heating radiator.

Bedroom Two

9'7" x 11'8" (2.942 x 3.581)

Also located to the front elevation of the property with the same views as bedroom one via a UPVC window and warmed by a central heating radiator.

Bedroom Three

9'6" x 7'11" (2.898 x 2.430)

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

Bathroom

Fitted with a three piece suite comparing bath with shower over and folding glass screen, WC, wash hand basin, obscured UPVC window and central heating radiator.

Exterior

To the front of the property is an enclosed garden with pathway to the front door

blinded by fencing. Whilst to the rear is a further enclosed garden area, with a patio seating area and access to a useful lockable outdoor store.

There is one designated parking space behind the property.

Energy Performance Certificate

To view the full energy performance certificate for this property please use the link below:

<https://find-energy-certificate.service.gov.uk/energy-certificate/9366-2805-7407-9898-7665>

EPC Grade D

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast Broadband available. Highest available download speed 80 Mbps Highest available upload speed 20 Mbps

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

Council Tax: Durham County Council, Band: A. Annual price: £1666.74 (Maximum 2026)

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.

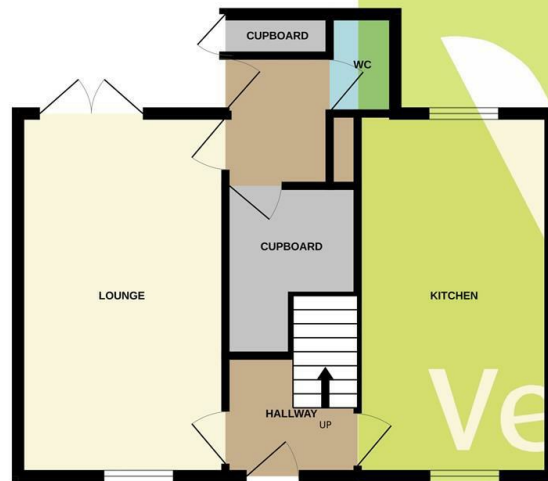
Flood Risk: Very low risk of surface water flooding and flooding from the rivers and sea

Disclaimer

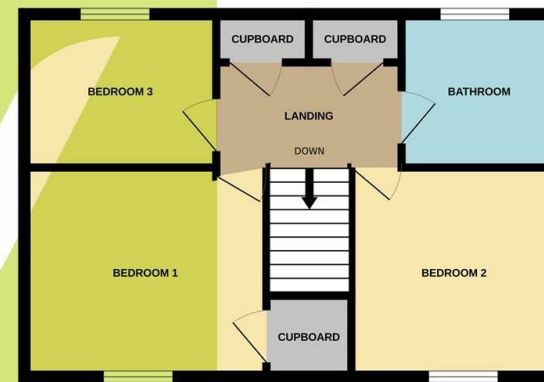
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HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

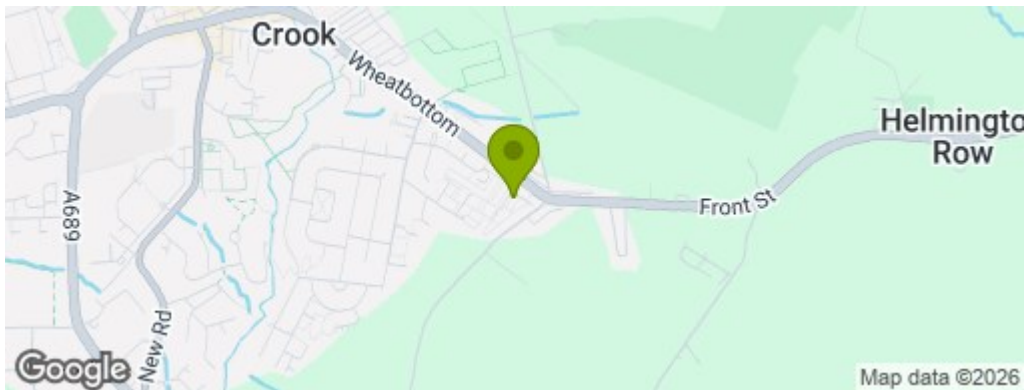
GROUND FLOOR



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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Property Information

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