



Wesley Street

Crook DL15 9HH

Chain Free £75,000



Venture
PROPERTIES



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.



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- Two Bedroom First Floor Apartment
- EPC Grade C
- Shared Rear Garden Which Is Fenced

- CHAIN FREE
- Spacious Lounge
- Viewing By Appointment

- Town Centre Location
- Gas Central Heating

A great opportunity to acquire a first-floor flat on Wesley Street offers a delightful living experience in a vibrant town setting. Spanning an impressive 861 square feet, the property boasts a spacious layout that is both practical and inviting.

Upon entering, you will find a well-appointed lounge that serves as the perfect space for relaxation or entertaining guests. The flat features two comfortable bedrooms, providing ample room for a small family or professionals seeking a peaceful retreat. The kitchen is functional and ready for your culinary adventures, while the bathroom is conveniently located to serve the needs of the household.

One of the standout features of this property is the rear garden, which offers a private outdoor space for enjoying the fresh air or tending to your plants. The flat is equipped with gas central heating, ensuring warmth and comfort throughout the colder months.

This property is chain-free, making it an ideal choice for those looking to move in without delay. Additionally, it presents a fantastic opportunity for buy-to-let investors, given its central location and spacious design.

With its blend of comfort, convenience, and potential, this flat on Wesley Street is a must-see for anyone looking to make a wise investment or find a lovely home in Crook.

FIRST FLOOR APARTMENT

First Floor

With upvc double glazed front door and stairs leading to first floor.

Kitchen

12'7" x 12'4" (3.841 x 3.777)

Fitted with base units with contrasting work surfaces, integrated electric oven and hob, stainless steel sink unit, central heating radiator, plumbing for automatic machine and window to rear.

Bathroom/WC

Fitted with a panelled bath having shower over, wc, wash hand basin set to vanity unit,

Bedroom One

12'7" x 11'10" (3.841 x 3.615)

Having two storage cupboards one housing the gas boiler, central heating radiator and window to rear.

Bedroom Two

15'1" x 12'10" (4.604 x 3.928)

Having central heating radiator and upvc double glazed window to front.

Lounge

18'7" x 14'2" (5.670 x 4.342)

Feature fireplace (no fire) central heating radiator and upvc double front.

Externally

To the rear is an enclosed garden.

Agents Note

We understand a new leasehold title will be provided on this property. This is to be dealt with by the sellers solicitor through the conveyancing process. It is our understanding this will be 125 year lease.

Agents Note Garden

We understand the rear garden that is visible at the moment is going to be divided into two areas for both dwellings, 1a Wesley Street and 1 Wesley Street.

Other General Information

Tenure: Leasehold

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: We would recommend speaking to your provider

Council Tax: Durham County Council, Band: A. Annual price: £1,624.04 (Maximum 2024)

Energy Performance Certificate Grade C

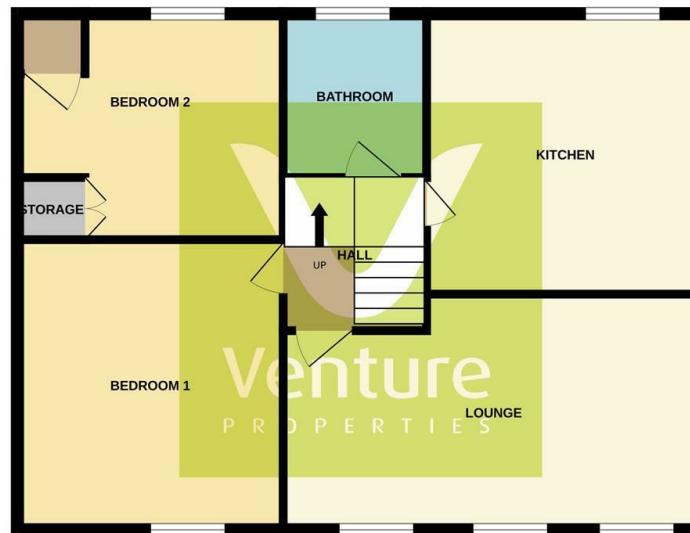
Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

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

Disclaimer

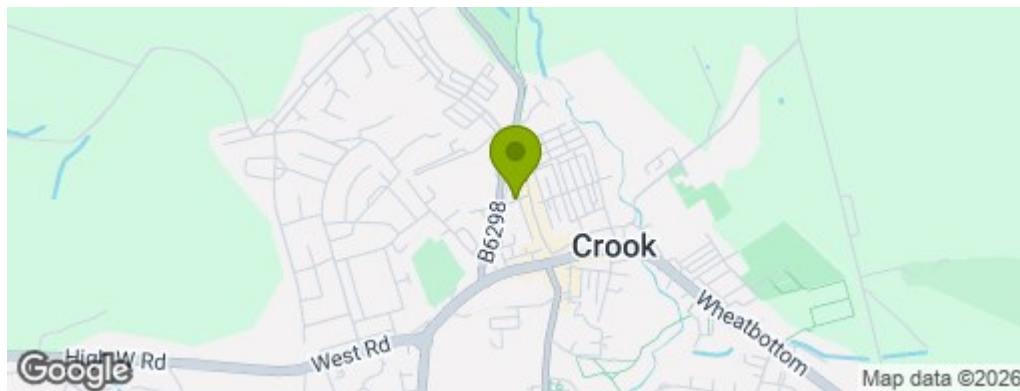
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GROUND FLOOR



Whilst every effort 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 information contained within this plan has 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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