



**Langdale Avenue**

Crook DL15 8PT

**Chain Free £90,000**





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# Langdale Avenue

Crook DL15 8PT



- Recently Renovated
- EPC Grade D
- Gas Central Heating

- CHAIN FREE
- Large Corner Plot
- Through Lounge/Dining Room

- Well Appointed Bathroom and Kitchen
- UPVC Double Glazed
- Ideal For A First Time Buyer

**CHAIN FREE!** This semi-detached house presents an exceptional opportunity for those seeking a modern and stylish home, also ideal as a buy to let investment. Recently renovated to a high standard. New carpets and blinds have been fitted, a new kitchen and bathroom installed, all new internal doors, with a recent boiler and central heating radiators (2019). The property boasts a stunning kitchen that is sure to impress any culinary enthusiast. The well-appointed bathroom offers both comfort and functionality, making it a delightful space for relaxation.

With two spacious bedrooms, this home is perfect for small families, couples, or individuals looking for extra space. The generous reception room provides a welcoming area for entertaining guests or enjoying quiet evenings in.

One of the standout features of this property is its large corner plot, which offers ample outdoor space for gardening, play, or simply enjoying the fresh air. The location is ideal, providing a peaceful residential setting while still being conveniently close to local amenities and transport links.

This property is a true gem, combining modern living with the charm of a traditional home. It is ready for you to move in and make it your own. Don't miss the chance to view this delightful residence in Crook.

## Ground Floor

### Entrance Hallway

Newly installed front entrance door, central heating radiator and UPVC double glazed window to the side elevation

### Through Lounge And Dining Room

19'11" x 9'4" (6.084 x 2.863)

UPVC double glazed windows to the front and rear elevations, central heating radiators. Feature fireplace with inset electric fire

### Kitchen

12'10" x 7'4" (3.917 x 2.259)

Recently fitted to a high standard including wall and base units, laminated working surfaces over, inset stainless steel sink unit with mixer taps over, UPVC double

glazed window to the rear elevation, a range of integral appliances including electric hob, electric oven and extractor hood over, central heating radiator. Recently installed side entrance door

## First Floor

### Landing

UPVC double glazed window to the side elevation and loft access

### Bedroom One

12'4" x 9'3" (3.782 x 2.843)

Two UPVC double glazed windows to the front elevation, fitted wardrobes to one full wall. There is also a useful oversize storage cupboard

### Bedroom Two

10'4" x 10'0" (3.175 x 3.066)

UPVC double glazed window to the rear elevation, central heating radiator, storage cupboard housing gas boiler

### Bathroom/wc

Extensively and recently refitted including panelled bath with mains shower over and shower screen, wc, pedestal wash hand basin, central heating radiators, opaque UPVC double glazed window, decorative grey walls

### Exterior

Occupying a large corner plot with lawned gardens to three sides. There is also a useful outhouse with plumbing and space for washing machine and an additional storage shed.

### Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/5135-3028-6500-0763-4226>

EPC Grade D

### Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Highest available download speed 10000 Mbps Highest available upload speed 10000 Mbps

Mobile Signal/coverage: We would recommend you speak to your provider  
Council Tax: Durham County Council, Band: A. Annual price: £1,624.04 (Maximum 2024)

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 rivers/sea

This property has been vacant for a number of months, additional council tax charges may be payable upon completion.

### Disclaimer

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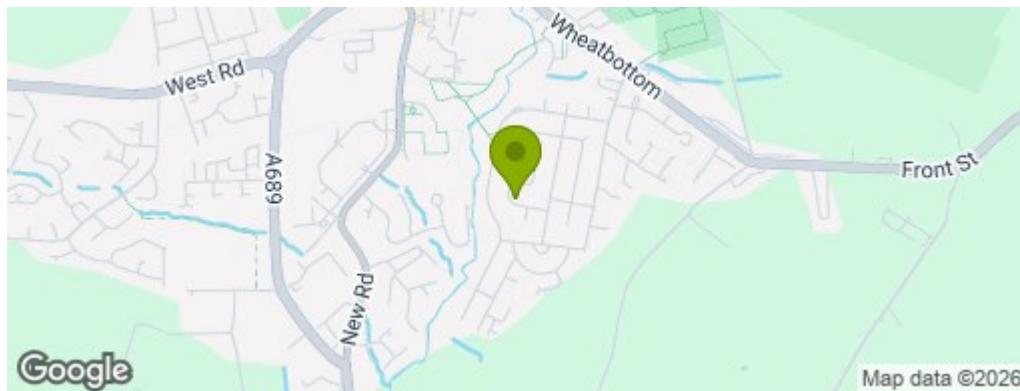
GROUND FLOOR

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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