

Borrowdale Grove

Crook DL15 8PL

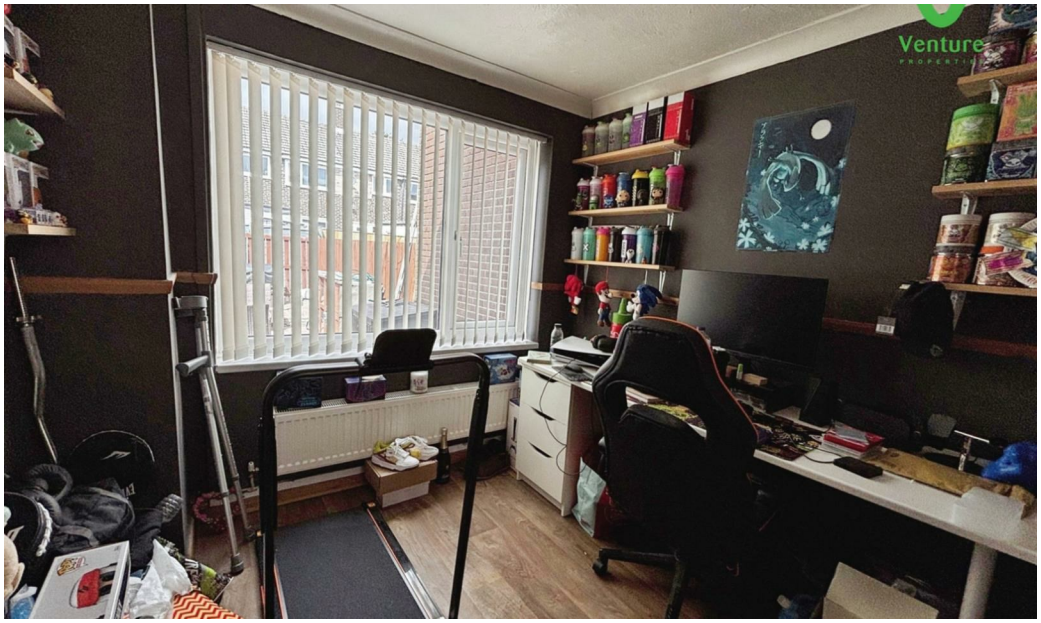
£82,500

Venture
PROPERTIES









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- Two Bedroom Terraced
- EPC GRADE C
- Outhouse with power
- Lounge & Dining Room
- Two Double Bedrooms
- Front Garden
- First Floor Bathroom
- Rear Patio Garden Area
- Popular Family Home

This popular style mid-terrace house offers an great opportunity for first-time buyers seeking a comfortable and inviting home. The property welcomes you with a spacious reception room and a dedicated dining room, thoughtfully designed for both peaceful relaxation and lively gatherings with friends and family.

At the heart of the home is a fitted kitchen, perfectly blending convenience and style. Whether preparing everyday meals or testing out new recipes, this warm, attractive space is sure to inspire culinary creativity. Upstairs, two generously sized double bedrooms provide ample room for restful nights and personal space, while a well-appointed bathroom ensures comfort and practicality for daily routines.

Step outside and enjoy the benefits of both front and rear patio gardens—ideal for gardening enthusiasts, al fresco dining, or children's play. The rear garden also features an outhouse with power, offering additional versatility as a workshop or storage area.

Situated in a well-connected community, this property sits close to local shops, cafes, and sought-after schools, ensuring everyday essentials and excellent education are within easy reach. Enjoy leisurely strolls in nearby parks, or take advantage of convenient transport links for swift access to the town centre and further afield.

This fantastic home combines comfort, convenience, and a wonderful setting—an ideal choice for anyone looking to take their first step onto the property ladder. Arrange a viewing today to truly appreciate what this delightful house has to offer.

GROUND FLOOR

Entrance Hallway
Having stairs to first floor, upvc front door and central heating radiator,

Lounge
11'1" x 10'7" (3.380 x 3.233)
With central heating radiator and upvc double glazed window to front.

Dining Room
8'6" x 8'5" (2.603 x 2.584)
Having central heating radiator and upvc double glazed window to rear.

Kitchen
8'3" x 6'7" (2.540 x 2.030)
Fitted with a range of wall and base units having contrasting work surfaces over, integrated electric oven and hob, sink unit with drainer, plumbing for washing machine, space fridge freezer, tiled splash backs and flooring, upvc double glazed window and door to rear.

FIRST FLOOR

Landing
Having central heating radiator and connecting two bedrooms.

Bedroom One
10'11" x 10'0" (3.330 x 3.070)
Having over stairs storage cupboard, fitted sliding wardrobes, central heating radiator and upvc double glazed window to front.

Bedroom Two
14'0" x 8'11" (4.290 x 2.740)
Having central heating radiator and upvc double glazed window to rear. Storage cupboard housing gas boiler.

Bathroom/WC
Fitted with a white suite comprising of a panelled bath, wc, wash hand basin, fully tiled walls and central heating radiator.

Externally
Externally to the front is a small enclosed front garden with pathway leading up to the front door.
To the rear is a good sized enclosed patio garden with outhouse with power.

Energy Performance Certificate
https://find-energy-certificate.service.gov.uk/energy-certificate/2323-2655-9121-1715-1091

EPC Grade C expires 2036

Other General Information

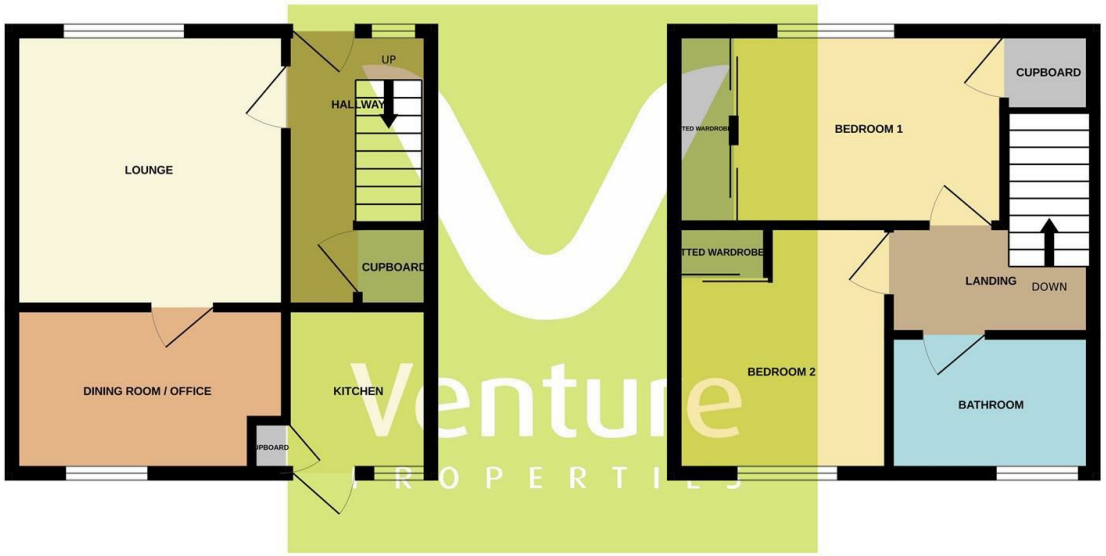
Tenure: Freehold
Gas and Electricity: Mains
Sewerage and water: Mains
Broadband: Ultrafast Available Highest available download speed 10000 Mbps Highest available upload speed 10000 Mbps
Mobile Signal/coverage: We would recommend speaking to your provider
Council Tax: Durham County Council, Band: A. Annual price: £1,666.64 (Maximum 2026)
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
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.

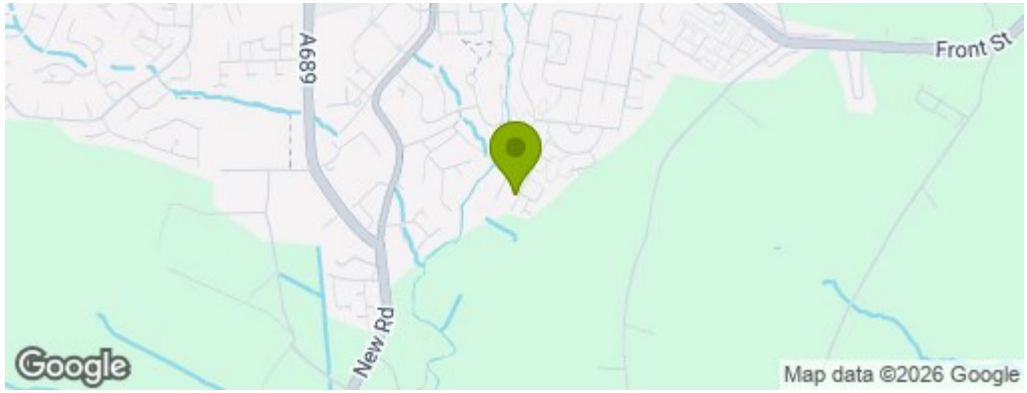
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser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