



Osbourne Gardens

Crook DL15 9DA

Offers Over £120,000





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Osbourne Gardens

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- Mid Terrace Property
- EPC Grade D
- Modern Decor

- Two Bedrooms plus Dressing Room
- Town Centre Location
- UPVC Double Glazed Throughout

- Ground Floor Bathroom Plus First Floor Shower Room
- Front Garden and Rear Yard
- Gas Central Heating

Welcome to this beautifully presented mid-terrace family home located in the heart of Crook on Osbourne Gardens. This charming property boasts well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space. The home features two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with loved ones.

The interior of the property is adorned with modern decor throughout, creating a stylish and comfortable living environment. The low maintenance enclosed garden offers a delightful outdoor space, ideal for relaxation or outdoor activities without the burden of extensive upkeep.

Situated in a convenient town centre location, this home benefits from easy access to local amenities, shops, and transport links, ensuring that everything you need is just a short stroll away. The property is equipped with UPVC double glazing and gas central heating, providing warmth and energy efficiency throughout the year.

This lovely terraced house is not just a place to live, but a wonderful opportunity to create lasting memories in a vibrant community. Don't miss the chance to make this delightful property your new home.

Ground Floor

Entrance Hall

Accessed via a UPVC entrance door, stairs rise to the first floor, central heating radiator and opening into the lounge.

Lounge

13'08" x 13'00" (4.17m x 3.96m)

Located to the front elevation of the property having UPVC bay window, central heating radiator and a lovely focal point to the room being a media wall with electric living flame fire, alcove shelving and storage. A double opening leads into the dining room.

Dining Room

10'00" x 16'10" (3.05m x 5.13m)

Having UPVC window, central heating radiator, alcove storage and access to a useful under stair storage cupboard.

Kitchen

9'09" x 6'04" (2.97m x 1.93m)

Fitted with an extensive range of black base and wall mounted storage h it's with light wood effect work surfaces over, integrated fridge, freezer, electric oven and hob with extraction fan above and bin. Black one and half bowl sink unit with UPVC window above and an opening into the utility/rear entrance area. The gas central heating boiler can also be found here.

Utility Area/Rear Entrance

Having UPVC door to the rear, space and plumbing for a washing machine with storage cupboard above.

Bathroom/WC

Fitted with a three piece suite comprising bath, WC, wash hand basin, obscured UPVC window, wall cladding, ceiling spot lights and extraction fan.

First Floor

Landing

Stairs rise from the entrance hallway and provide access to the first floor accommodation and the loft.

It is our understanding the loft is partially boarded for storage with lighting and a velux roof light.

Bedroom One

11'10" x 16'06" (3.61m x 5.03m)

Located to the front elevation of the property having two UPVC windows and central heating radiator. Decorative fireplace with tiled inset and heath and black surround is a lovely feature to the room.

Bedroom Two

10'00" x 12'02" (3.05m x 3.71m)

Having UPVC window, central heating radiator and a decorative fireplace with tiled inset and white surround.

Shower Room/WC

Fitted with shower cubicle, WC, floating wash hand basin, obscured UPVC window and central heating radiator.

Home Office/Nursery

6'11" x 6'03" (2.11m x 1.91m)

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

Exterior

To the front of the property is a low maintenance enclosed garden laid with artificial grass and paved seating and pathway to the front door bounded by fencing. Whilst to the rear is an enclosed yard area with gated access to the lane beyond.

Energy Performance Certificate

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

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/7400-3000-5201-6200-3200>

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 recommend speaking with your service provider
Council Tax: Durham County Council, Band: A Annual price: £1,625.37 (Maximum 2025)

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 flooding and very low risk of flooding from rivers and sea

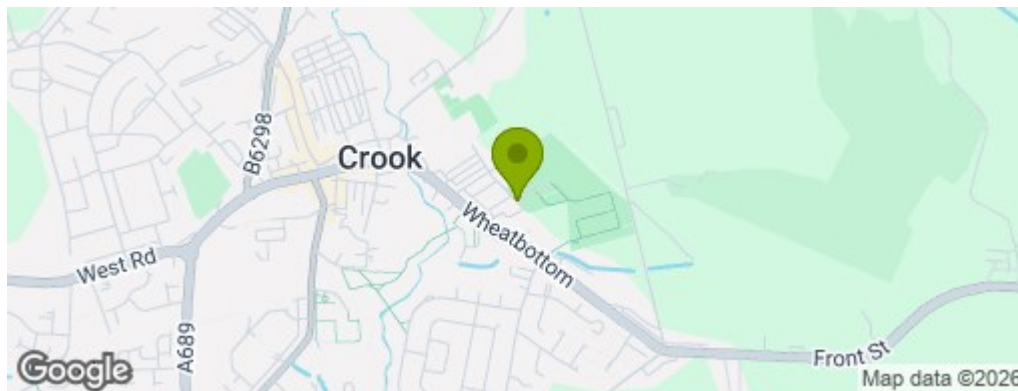
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