



Sandringham Road

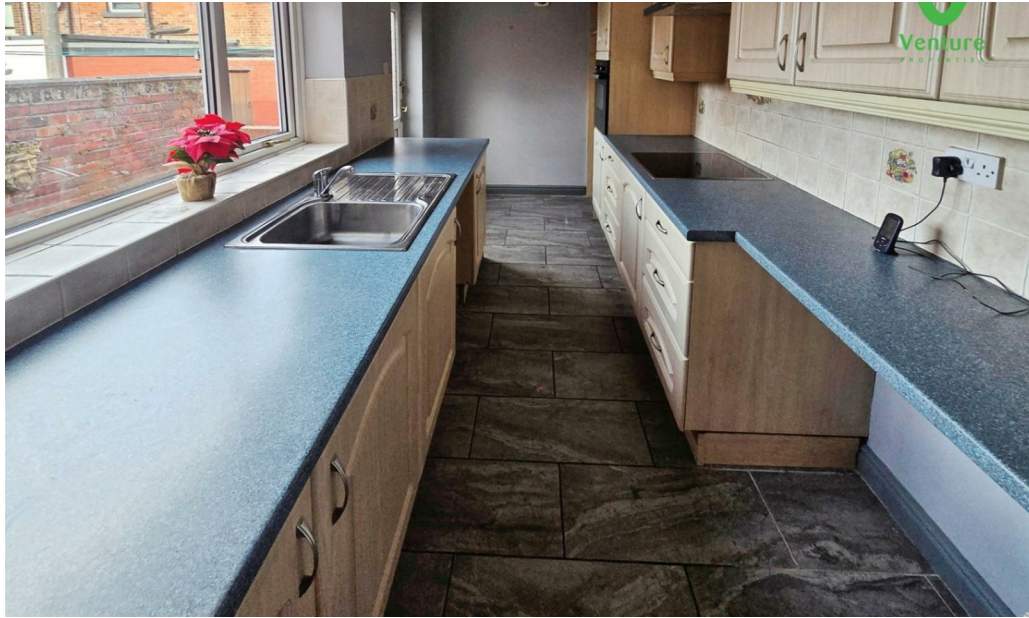
Crook DL15 9DH

Chain Free £69,000





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 Terrace
- EPC GRADE D
- Gas Central Heating

- CHAIN FREE
- First Floor Bathroom
- Town Center Location

- Lounge & Dining Room
- Fitted Kitchen To Rear
- Viewing Via Venture

Welcome to this charming mid-terraced home located on Sandringham Road in the quaint town of Crook. This delightful property is chain-free, making it an ideal choice for those looking to move in without delay.

As you enter, you are greeted by a spacious lounge that offers a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The home features two well-proportioned reception rooms, providing ample space for both living and dining. The layout is practical and functional, catering to the needs of modern living.

Upstairs, you will find two generous double bedrooms, each offering plenty of natural light and space for furnishings. The first-floor bathroom is conveniently located, ensuring ease of access for all residents.

Outside, the property boasts a rear enclosed yard, providing a private outdoor space for enjoying the fresh air or hosting summer gatherings. This area is perfect for those who appreciate a bit of greenery without the maintenance of a larger garden.

Situated in a friendly neighbourhood, this home is close to local amenities and transport links, making it a convenient base for daily life. Whether you are a first-time buyer, a small family, or looking to downsize, this property offers a wonderful opportunity to create a comfortable and welcoming home. Don't miss your chance to view this lovely terraced house in Crook.

Entrance hallway

Via upvc door, central heating radiator and stairs to first floor.

Lounge

11'9" x 11'10" (3.599 x 3.613)

With feature fireplace housing gas fire, laminate flooring, central heating radiator, opening to dining room and uPVC double glazed window to front.

Dining Room

13'4" x 11'11" (4.074 x 3.648)

Having under stairs storage cupboard, central heating radiator, laminate flooring and uPVC double glazed window to rear.

Kitchen

14'8" x 6'6" (4.489 x 1.988)

Fitted with a range of wall and base units with contrasting work surfaces over, stainless steel sink unit with mixer tap, integrated eye level electric oven and separate electric, plumbing for washing machine, space for fridge freezer, tiled flooring, central heating radiator and uPVC double glazed window and door to rear.

First Floor

Landing

Having loft hatch

Bathroom/WC

Fitted with a grey suite Having panelled bath with electric shower over the bath, wc, wash hand basin and central heating radiator

Bedroom One

12'0" x 10'7" (3.671 x 3.242)

With over stairs cupboard, central heating radiator and uPVC double glazed window to front.

Bedroom Two

10'2" x 11'11" (3.110 x 3.655)

Having storage cupboard housing gas boiler, central heating radiator and uPVC double glazed window to rear.

Externally

To the rear is an enclosed yard.

Other General Information

Tenure: Freehold

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: Likely with EE, Three and O2

Council Tax: Durham County Council, Band: A. Annual price: £1,666.64 (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 chance of surface water flooding, very low risk of 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.

Energy Performance Certificate

<https://find-energy-certificate.service.gov.uk/energy-certificate/0354-3967-5200-6316-1200>

EPC Grade D expires 2036

www.venturepropertiesuk.com



Property Information

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