Foundry Fields

Crook DL15 9JY

Chain Free £120,000

Venture
PROPERTIES

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Foundry Fields

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x 3 x 1 x 2

- Three Bedroom Mid Terrace
- EPC Grade D
- Rear Yard With Carport
- Traditional Property with Features
- Two Reception Rooms
- Town Center Location
- CHAIN FREE
- Lovely Front Garden Area
- Tucked Away In a Quiet Spot

CHAIN FREE! Foundry Fields, Crook, is a great example of a traditional terraced house and presents a fantastic opportunity for those seeking a home with character. The property boasts three well-proportioned bedrooms, making it ideal for families or those looking for extra space. With two inviting reception rooms, there is ample room for relaxation and entertaining guests.

The house features a traditional design that adds to its appeal, and it is offered to the market chain free, allowing for a smooth and straightforward purchase process. A small front garden enhances the property's exterior, providing a quaint outdoor space to enjoy.

Conveniently tucked away yet close to the town centre, residents will benefit from easy access to local amenities, shops, and services. Additionally, the property includes parking for one vehicle, a valuable asset in this area.

This home is perfect for anyone looking to embrace the charm of a traditional terrace while enjoying the conveniences of modern living. Don't miss the chance to make this lovely property your own.

GROUND FLOOR

Entrance Vestibule
Via uPVC double glazed door.

Hallway
Having feature staircase to first floor and central heating radiator.

Lounge
15'1" x 17'4" (4.598 x 5.295)
Having feature fireplace with gas fire, central heating radiator and uPVC double glazed window to front.

Dining Room
13'11" x 14'0" (4.250 x 4.270)
Having feature fireplace with gas fire, central heating radiator and uPVC double glazed window to front.

Kitchen
9'2" x 6'11" (2.813 x 2.114)
With fitted wall and base units with contrasting work surfaces over, stainless steel sink unit, slot for oven, plumbing for washing machine and uPVC double glazed window to rear.

Rear Vestibule
Having gas conventional boiler and rear entrance door.

FIRST FLOOR

Landing
Feature landing area having storage cupboard and uPVC double glazed window to rear.

Bedroom One
9'7" x 14'1" (2.932 x 4.316)
Having a range of fitted wardrobes, central heating radiator and uPVC double glazed window to front.

Bedroom Two
14'0" x 8'2" (4.285 x 2.509)
Having central heating radiator and uPVC double glazed window to rear.

Bedroom Three
7'2" x 10'5" (2.198 x 3.196)
With central heating radiator and uPVC double glazed window to front.

Bathroom/WC
Fitted with a panelled bath, WC, wash hand basin and airing cupboard.

Externally
Externally to the front is a small enclosed garden area. Whilst to the rear is a enclosed good sized yard having brick built outhouse and carport.

Energy Performance Certificate
To view the Energy Performance Certificate for the property please use the following link:-

https://find-energy-certificate.service.gov.uk/energy-certificate/2820-3050-7205-0275-6200

EPC Grade D

Other General Information
Other General Information
Tenure: Freehold
Gas and Electricity: Mains
Sewerage and water: Mains
Broadband: Ultrafast Broadband available. Highest available download speed 10,000 Mbps. Highest available upload speed 10,000 Mbps.
Mobile Signal/coverage: Likely with O2. We recommend contacting your service provider for further information.
Council Tax: Durham County Council, Band: A Annual price: £1,624.04 (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 water flooding. Very low risk of flooding from rivers and the sea.
This property has been vacant for a number of months, additional council tax charges may be payable upon completion.

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.

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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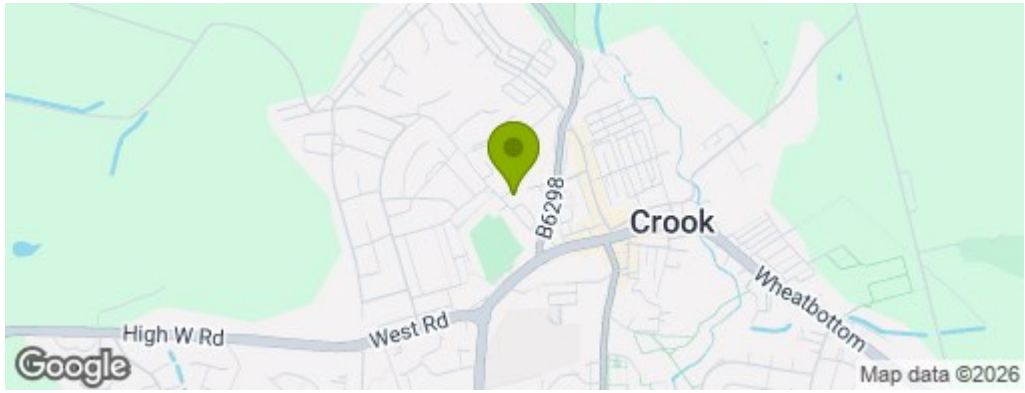

Property Information

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