

Dawson Street

Crook DL15 8NH

Chain Free £82,500

Venture PROPERTIES









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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Dawson Street

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- Two Bedroom Mid Terraced Home
- EPC Grade E
- Town Centre Location
- CHAIN FREE
- Modern Ground Floor Bathroom
- Enclosed Yard to the Rear
- Modernised Throughout
- Lounge & Dining Room
- Lovely Ready To Move into Property

CHAIN FREE! This recently modernised mid-terrace house presents an excellent opportunity for those seeking a comfortable and stylish home. With fresh new carpets, a contemporary kitchen, and a beautifully updated bathroom, this property is ready for you to move in without delay.

The house boasts two spacious double bedrooms, providing ample space for relaxation and rest. The inviting lounge serves as a perfect gathering spot for family and friends, while the ground floor bathroom adds convenience to daily living. The newly fitted kitchen is not only functional but also a delightful space for culinary creativity.

Outside, you will find a rear enclosed yard, ideal for enjoying the fresh air or hosting small gatherings. The property is conveniently located just a short walk from the town centre, offering easy access to local shops, amenities, and transport links.

This home is perfect for first-time buyers, small families, or anyone looking to downsize without compromising on comfort. With its modern finishes and prime location, this property is a must-see. Don't miss the chance to make this lovely house your new home.

Ground Floor

Entrance Porch
Accessed via a UPVC entrance door with cloaks hanging space if required a door into the lounge

Lounge
14'0" x 12'2" (4.292 x 3.724)
Having upvc window & central heating radiator.

Inner Hallway
Stairs rise to the first floor.

Dining Room
14'0" x 12'2" (4.286 x 3.728)
Having upvc window, central heating radiator, access to under stair storage cupboard.

Kitchen
11'11"x 5'0" (3.655x 1.541)
Newly modern Fitted kitchen with a range of base units, laminate work surfaces, black sink unit with mixer tap, with upvc window above. Integrated electric oven with electric hob with space and plumbing for free standing appliances. Central heating radiator and a door to the rear entrance.

Rear Entrance
Via a UPVC door leading to rear yard.

Bathroom/WC
Fitted with a modern three piece suite comprising bath with hand held shower over, wash hand basin and WC, obscured UPVC window and central heating radiator.

First Floor

Landing
Stairs rise from the inner hallway and provide access to the first floor accommodation.

Bedroom One
14'3" x 12'3" (4.350 x 3.743)
Located to the rear elevation of the property having upvc window, central heating radiator, over stair storage cupboard and an additional storage cupboard housing gas boiler. Access to the loft.

Bedroom Two
14'6" x 12'4" (4.425 x 3.765)
Located to the front elevation of the property having upvc window and central heating radiator.

Exterior
To the rear of the property is an enclosed yard area with gated access to the lane.

Energy Performance Certificate
To view the full Energy Performance Certificate for this property, please use the following link:

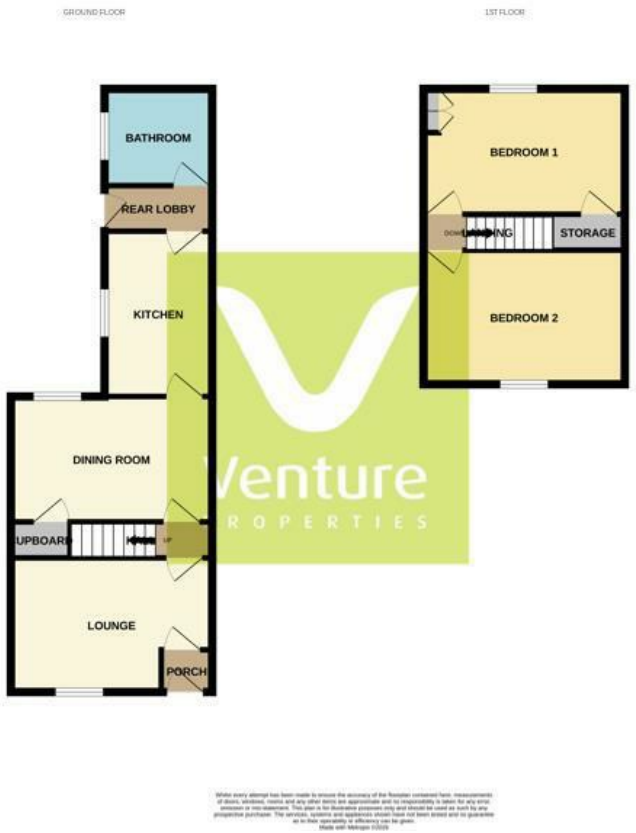
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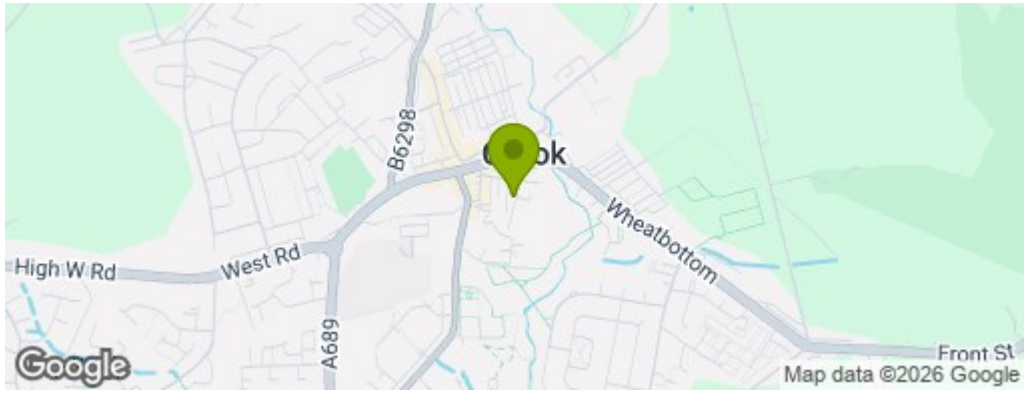
EPC Grade E

Other General Information
Other General Information
Tenure: Freehold
Gas and Electricity: Mains
Sewerage and water: Mains
Broadband: Ultrafast Available Highest Available Download Speed1800 Mbps
Highest Available Upload Speed 220 Mbps
Mobile Signal/coverage: Good with EE, O2, Three and Vodafone. But we do recommend you check with your provider.
Council Tax: Durham County Council, Band: A Annual price: £1668.44 (Maximum 2026)
Energy Performance Certificate Grade E
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 flooding from Surface Water. Very Low risk of flooding from Rivers and Seas.

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.





Property Information

01388 741174

5 South Street, Crook, DL15 8NE
crook@venturepropertiesuk.com