Elcoat Terrace, Crook, DL15 0UN
2 Bed - House - Terraced
£105,000

ROBINSONS
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Elcoat Terrace
Crook, DL15 0UN

Robinsons are delighted to offer to the sales market this spacious two bedroom home, enjoying fantastic views over the surrounding countryside. The property is warmed by gas central heating and benefits from UPVC double glazed windows, together with a driveway, garage and garden situated over the back lane. These additional areas are leased from a neighbouring farmer and the lease can be transferred to the new owner. The current annual rent for the leased land is £200.

The internal accommodation comprises an entrance vestibule leading into a spacious open-plan reception room, providing ample space for both seating and dining furniture, together with a bay window to the front aspect. The kitchen is fitted with a range of wall, base and drawer units, incorporating an integral hob and oven, with space for further appliances. A rear porch provides access to the yard.

To the first floor there are two bedrooms, with the principal bedroom being particularly spacious and enjoying lovely views over the surrounding countryside. The bathroom is fitted with a four-piece suite comprising a bath, separate shower cubicle, wash hand basin and WC.

Externally, there is a forecourt garden to the front and an enclosed yard immediately to the rear. Situated over the back lane is the additional garden, driveway and garage, all of which are leased from a neighbouring farmer. The current annual rent is £200, and the lease can be transferred to the new owner upon purchase.

Elcoat Terrace is well positioned within Crook, being conveniently located for the town centre, local schooling, amenities and bus links, making this an ideal location for a range of buyers.

An internal viewing comes highly recommended to fully appreciate the accommodation, views and additional outdoor space on offer. Please contact Robinsons to arrange your viewing.

ACW
• Boiler Services
• Boiler Install
• Boiler Repair
• All Radiator Work
• All Plumbing Work
BAXI

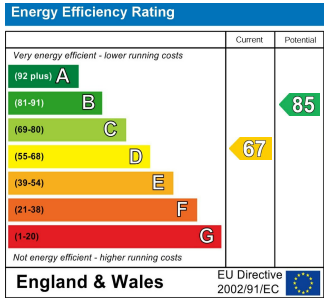
Agents Notes
Council Tax: Durham County Council, Band A - Approx. £1748 p.a
Tenure: Freehold

Property Construction – Standard
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains (not metered)
Sewerage – Mains
Heating – Gas Central Heating
Estimated Mobile phone coverage – Please refer to the Ofcom Website - https://www.ofcom.org.uk
Estimated Broadband Download speeds – please refer to the Ofcom Website – https://www.ofcom.org.uk

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.
Selective licencing area – no
Probate – NA
Rights & Easements – None known, check with seller
Flood risk – refer to the Gov website - https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – refer to the Gov website - https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – check with seller
Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.
Accessibility/Adaptations – any alterations or conversions etc.
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

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 £60 (inc. VAT) per individual purchaser applies for carrying out these checks.



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

Royal Corner, Crook, County Durham, DL15 9UA
Tel: 01388763477
info@robinsonscrook.co.uk
www.robinsonsestateagents.co.uk

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