**Buttermere Grove, DL15 8PJ**

**2 Bed - House - Semi-Detached**

**£50,000**

ROBINSONS

SALES • LETTINGS • AUCTIONS • SURVEYS

Robinsons are delighted to offer to the sales market with the benefit of NO FORWARD CHAIN this two bedroom semi-detached home. The property is in need of modernisation and this has been reflected in the competitive asking price, it does however benefit from gas central heating and double glazed windows.

The internal accommodation comprises; entrance porch, lounge kitchen. To the first floor there are two bedrooms and a bathroom.

Outside there are gardens to both front and rear.

Buttermere Grove is conveniently situated in Crook, within close proximity to the town centre, which provides a wide range of shopping facilities, local businesses, and healthcare services. The area is also well served by primary schools and regular bus links.

For further information or to arrange an internal viewing, please contact Robinsons.

**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 – yes
Probate – being applied for 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.

# OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

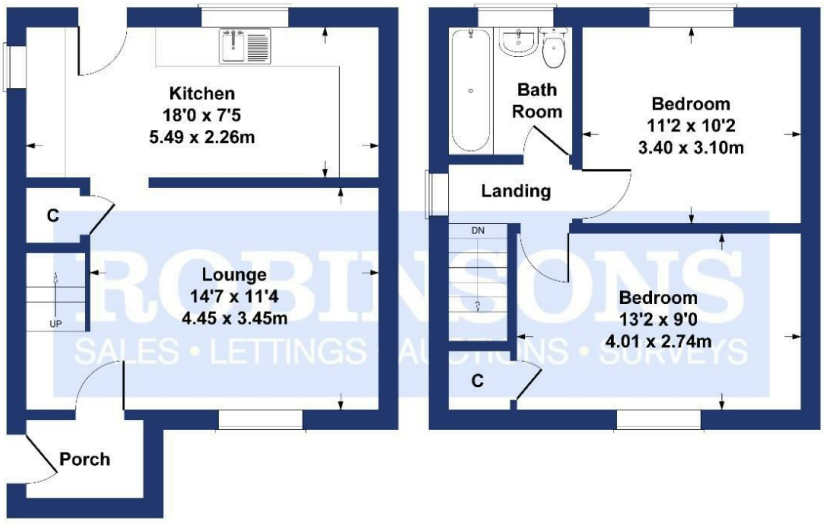
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Buttermere Grove Crook

**Approximate Gross Internal Area**
**729 sq ft - 68 sq m**

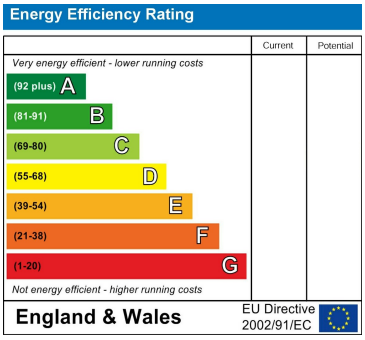



**GROUND FLOOR** **FIRST FLOOR**

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026





**DURHAM**
1-3 Old Elvet
DH1 3HL
**T**: 0191 386 2777 (Sales)
**T**: 0191 383 9994 (option1) (Lettings)
**E:** info@robinsonsdurham.co.uk

**DURHAM REGIONAL HEAD OFFICE**
19A old Elvet
DH1 3HL
**T**: 0191 383 0777
**E:** info@robinsonsdurham.co.uk

**CHESTER-LE-STREET**
45 Front Street
DH3 3BH
**T**: 0191 387 3000
**E:** info@robinsonscls.co.uk

**BISHOP AUCKLAND**
120 Newgate Street
DL14 7EH
**T**: 01388 458111
**E:** info@robinsonsbishop.co.uk

**CROOK**
Royal Corner
DL15 9UA
**T**: 01388 763477
**E:** info@robinsonscrook.co.uk

**SPENNYMOOR**
11 Cheapside
DH16 6QE
**T**: 01388 420444
**E:** info@robinsonsspennymoor.co.uk

**SEDGEFIELD**
3 High Street
TS21 2AU
**T**: 01740 621777
**E:** info@robinsonssedgefield.co.uk

**WYNYARD**
The Wynd
TS22 5QQ
**T**: 0174 064 5444
**E:** info@ robinsonswynyard.co.uk



Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficent working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.


RICS

ARLA Association of Residential Letting Agents

**ROBINSONS**
SALES • LETTINGS • AUCTIONS


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