



Hawes Crescent

Crook DL15 8PH

Offers Over £110,000



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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Hawes Crescent

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- Three Bedroom End Terrace
- EPC Grade D
- UPVC Double glazed

- Kitchen Diner plus Two Reception Rooms
- Modern Decor Throughout
- Gardens To Front and Rear

- First Floor Bathroom
- Gas Central Heating
- Spacious and Welcoming

Absolutely stunning family home and viewing comes highly recommended to fully appreciate the standard of accommodation on offer. This property offers perfect modern living and comfortable space, making it an ideal home for families.

As you enter, you are greeted by two inviting reception rooms that provide ample space for relaxation and entertaining. The modern décor throughout the house creates a warm and welcoming atmosphere, ensuring you feel right at home from the moment you step inside. The well-appointed kitchen diner is perfect for family meals and gatherings, offering a practical and stylish space for culinary adventures.

The property boasts three generously sized bedrooms, providing plenty of room for rest and privacy. The first-floor bathroom is conveniently located, featuring contemporary fittings that enhance the overall appeal of the home.

Outside, you will find lovely gardens to both the front and back of the property. These outdoor spaces offer a wonderful opportunity for gardening, play, or simply enjoying the fresh air in a tranquil setting.

Ground Floor

Entrance

Access into the kitchen area with cloaks hanging and stairs rising to the first floor.

Dining Kitchen

194" x 137" (5.918 x 4.152)

Fitted with a range of base and wall mounted storage units with wooden work surfaces over and tiled splash backs, integrated washing machine, slimline dishwasher with ample space for further free standing appliances. UPVC window to the front with Belfast Sink below and patio doors leading to the rear. Tiled floor, stairs rise to the first floor, central heating radiator and access to a useful under stair storage cupboard. There is ample space for a family dining table and chairs.

Lounge

10'9" x 19'6" (3.285 x 5.945)

A door leads from the dining kitchen into a spacious and welcoming lounge area having UPVC window, wooden flooring, central heating radiator and opening into the dining room.

Sun Room/Dining Room

8'11" x 9'8" (2.731 x 2.968)

Currently used as an additional dining area by the current vendors but could be utilised however needed, having UPVC window, patio doors and two Velux roof lights, central heating radiator and ceiling spotlights.

First Floor

Landing

Stairs rise from the dining kitchen and provide access to the first floor accommodation, UPVC window.

Bedroom One

10'11" x 14'3" (3.335 x 4.360)

Having UPVC window, two storage cupboards one housing the gas central heating boiler and central heating radiator.

Bedroom Two

10'1" x 10'3" (3.078 x 3.145)

UPVC window, central heating radiator, over stair storage cupboard and access to the loft which we understand is partially boarded accessed via a pull down ladder and lighting.

Bedroom Three

10'0" x 7'4" (3.065 x 2.237)

UPVC window and central heating radiator.

Bathroom

Fitted with a three piece suite comprising bath with shower over and folding glass screen, wash hand basin, WC, two obscured UPVC windows, ceiling spot lights, chrome heated towel rail, floor tiles with underfloor heating.

Exterior

Additional Property Information

Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/2078-9093-7276-5623-5910>

EPC Grade D

Additional General Information

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband:

Ultrafast Highest Available Download Speed 10000 Mbps Highest Available Upload Speed 10000 Mbps

Mobile Signal/coverage: Good with EE, O2, Three and Vodafone. However, we would advise contacting your own supplier.

Council Tax: Durham County Council, Band: A Annual price: £1668.44 (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 from Surface Waters, Very Low from Rivers and Seas

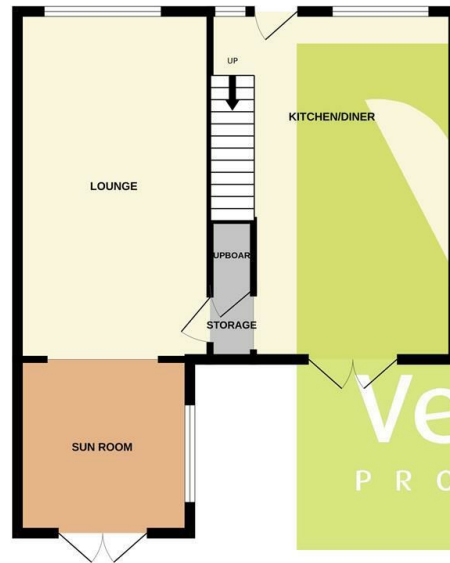
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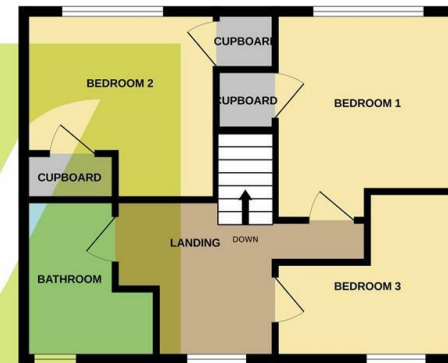
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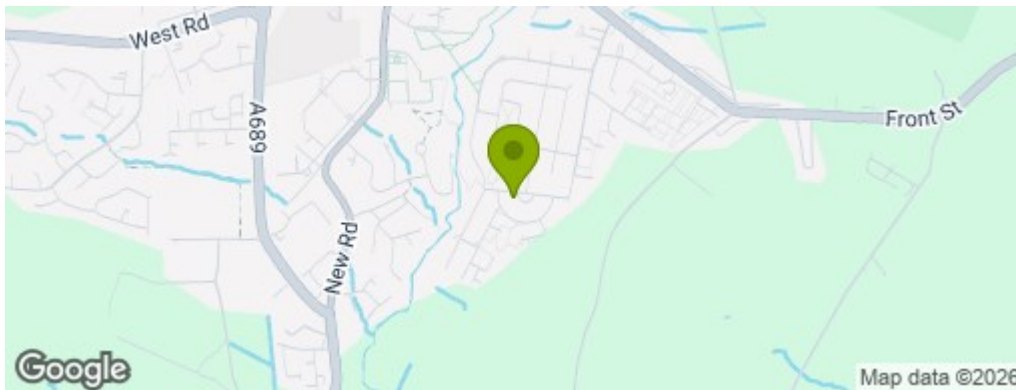
GROUND FLOOR



1ST FLOOR



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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