



1 The Grove, Fir Tree, Crook, County Durham, DL15 8DD
Guide Price £325,000

**Vickers
& Barrass**
— Est. 1973 —
Land and Estate Agents

A large semi detached family property with spacious and generously proportioned living accommodation, four double bedrooms and private rear garden.

- Semi detached family home
- Spacious ground floor living accommodation
 - Four double bedrooms
 - Two bathrooms
 - Rear garden
 - Parking for multiple vehicles
 - Accessible location
- Energy performance rating D 61



www.vickersandbarrass.co.uk

LOCATION

Fir Tree is a small well connected village lying approximately 2 miles west of Crook. Despite its small size, the village supports a fuel station and two pubs. Local schools can be found at nearby Crook, Tow Law and Wolsingham. The property can be easily accessed from A68 which runs through the village, providing excellent links across the north and train stations can be found at Bishop Auckland and Darlington, with international airports at Teesside and Newcastle.

what3words ///eyliner.depended.delight

DESCRIPTION

1 The Grove is a spacious semi detached property situated in the heart of Fir Tree. The property is located on a private driveway facing the village green.

Entering the hallway, doors radiate to the ground floor living accommodation. The kitchen lies to the front of the property and has a range of wall and

base units with a range cooker, space for a free standing American style fridge freezer and integrated dishwasher. The room has a dual aspect to the front and side of the property. Double doors open to the first reception room which is a large room which would lend itself to being utilised as a dining room. There is a door returning to the hallway, a separate door to the games room at the side of the property and double doors to the second reception room. This room is open to another reception space with fireplace and patio doors out to the decking area in the garden at the rear. Returning to the second reception room, a sun room lies off this room with access to the garden and to the games room. The games room is a large room with windows to the side of the property and patio doors to the front courtyard area.

Returning to the entrance hallway there is a utility room with plumbing and space for a washing machine and tumble dryer, there is a ground floor WC and a home office. Stairs rise from the hallway to the first floor.

The first floor boasts four good sized bedrooms with the main bedroom lying to the rear and having a dressing room with fitted wardrobes and an ensuite shower room with shower, WC and wash basin. There are two further spacious double bedrooms and a smaller fourth double bedroom. The family bathroom comprises a bath, double shower, WC and wash basin.

Externally to the front of the property there is spacious for three vehicles to park. There is a courtyard space which leads down the side of the property to the garden at the rear. The garden is partially lawned and partially decked.

SERVICES

The property is served by mains electricity, water and drainage and has oil fired central heating.

ACCESS

The property is accessed over third party property and a peppercorn rent is paid annually for this.





COUNCIL TAX BAND

Durham County Council Tax Band C.

ENERGY PERFORMANCE CERTIFICATE

The property is EPC rating D 61.

MATERIAL INFORMATION

It is understood that the property has access to a standard broadband connection and has good mobile phone signal in this area. We would advise prospective purchasers to perform their own due diligence in respect of availability. With reference to data from the Environment Agency's Flood Warning Information Service there is a very low risk of flooding from surface water, rivers and sea.

A small area of the property has previously been affected by Japanese Knotweed. This has received a treatment plan which has now completed and the Japanese Knotweed eradicated. Documents relating to this are available from the agent.

STAMP DUTY LAND TAX

This property may be subject to Stamp Duty Land Tax (SDLT). The amount payable will depend on the buyer's circumstances. We recommend obtaining advice from a solicitor or financial adviser.

MONEY LAUNDERING

Prospective buyers should be aware that in the event that they are successful they will be required to provide documents in relation to the current Money Laundering and Terrorist Financing Regulations. The extent of the required documentation will be confirmed to the purchaser (s) after acceptance of an offer.

TENURE

We are informed by the current vendors that the property is held freehold.

METHOD OF SALE

The property is offered for sale as a whole by private treaty.

VIEWINGS

Please contact Vickers & Barrass Darlington office on 01325 728084 to arrange a viewing, which are strictly by appointment only.

COSTS

Each party is to bear their own costs.

LOCAL AUTHORITY

Durham County Council
www.durham.gov.uk
03000 26 0000

NOTES

Particulars prepared – December 2025
Photographs taken – December 2025

PARTICULAR NOTES

The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute, all or part of an offer or contract; all descriptions, dimensions, areas, references to condition and necessary consents for use and occupation and other details are given as a guide only and without responsibility. Any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to their accuracy.

No employee of Vickers & Barrass, Chartered Surveyors has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given by the Vendors or the Lessors of this property.

Any offer for this property will be taken as an admission by the intending purchaser that they have relied solely upon their own personally verified information, inspection, and enquiries.

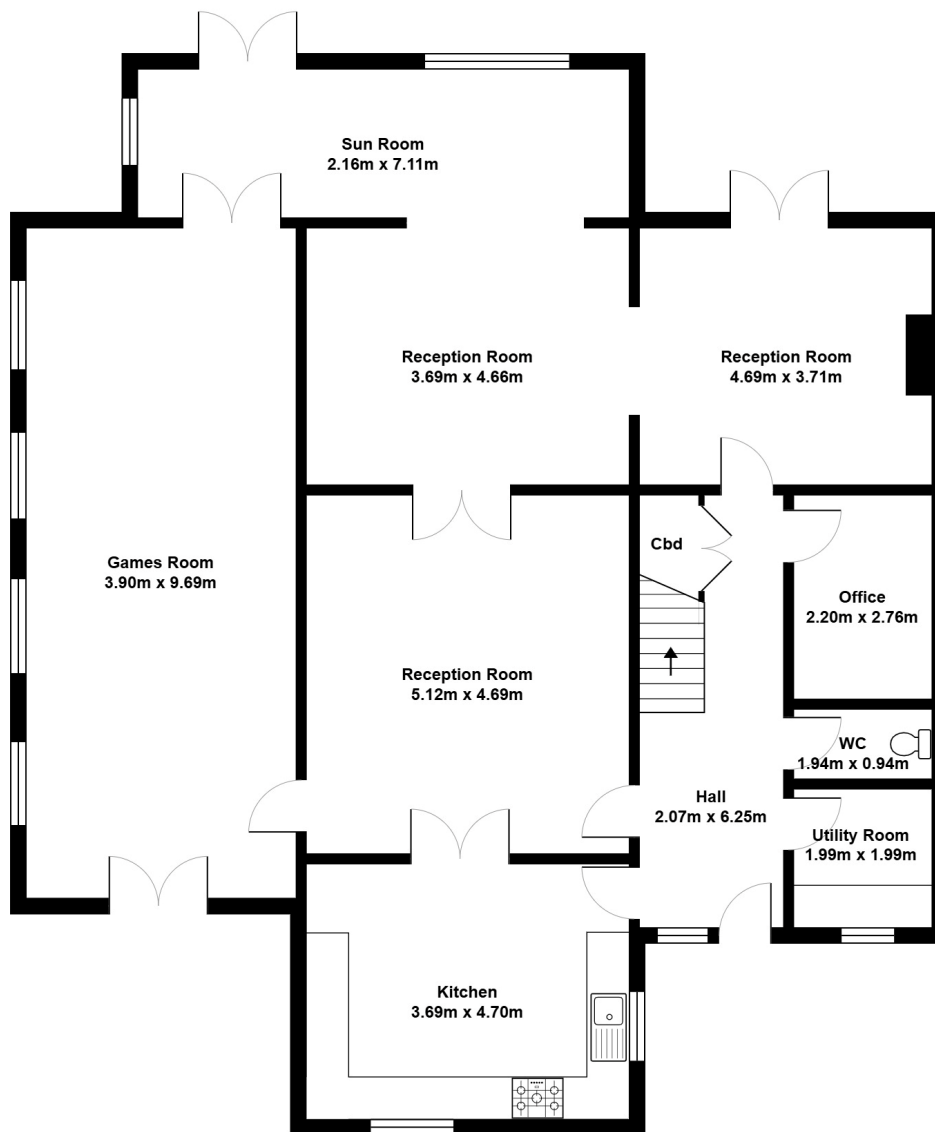
The photographs show only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.

Where any reference is made to planning permissions or potential uses, such information is given by Vickers & Barrass, Chartered Surveyors in good faith. Prospective purchasers should make their own enquiries with the Local Planning authority into such matters.

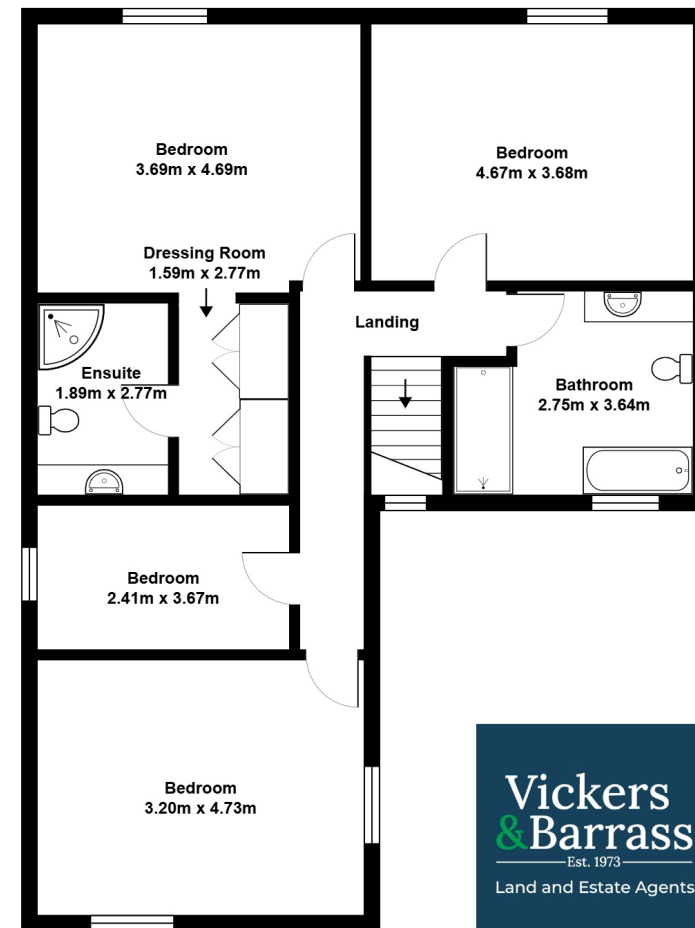
The Vendors reserve the right to amalgamate and to generally amend the particulars or method of sale.

The property is sold subject to reserve (s). Vickers & Barrass, Chartered Surveyors reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

The particulars have been prepared in accordance with the Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.



Ground Floor



First Floor

All measurements are approximate and for display purposes only





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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. 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. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Tow Law Office

16/17 Castle Bank

Tow Law, Bishop Auckland

DL13 4AE

☎ 01388 730095

✉ info@vickersandbarrass.co.uk

Darlington Office

Humbleton Park

West Auckland Road, Darlington

DL2 2YH

☎ 01325 728084

✉ darlington@vickersandbarrass.co.uk

www.vickersandbarrass.co.uk



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