



**Sandringham Road**

Crook DL15 9DH

**Chain Free £70,000**





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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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# Sandringham Road

Crook DL15 9DH



- Two Bedroom Mid Terraced
- EPC Grade D
- First Floor Bathroom

- Close To Town Centre
- Lounge & Dining Room
- Gas Central Heating

- CHAIN FREE
- Ground Floor Wet Room
- Rear Enclosed Yard

CHAIN FREE! Welcome to this charming two-bedroom mid-terraced home located on Sandringham Road in Crook. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. The lounge provides a cosy space to unwind after a long day.

One of the highlights of this lovely home is the convenience of having not just one, but two bathrooms. The ground floor wet room adds a touch of luxury and accessibility, while the first-floor bathroom offers additional comfort for you and your family.

Situated close to the town centre, this property offers the perfect blend of suburban tranquility and urban convenience. Whether you're looking to explore local amenities or enjoy a peaceful evening at home, this location caters to all your needs.

Don't miss out on the opportunity to make this terraced house your new home. With a chain-free status, the path to owning this property is smoother than ever. Embrace the warmth and comfort this home has to offer and envision a bright future in this delightful neighbourhood.

## Ground Floor

### Entrance

Via uPVC entrance door with stairs to first floor.

### Lounge

11'8" x 11'11" (3.573 x 3.649)

With feature fireplace, electric fire, central heating radiator and uPVC window to the front.

### Kitchen

10'11" x 6'4" (3.333 x 1.941)

Fitted with wall and base units having contrasting work surfaces over, integrated electric oven and hob, stainless steel sink unit with mixer tap, plumbing for washing machine.

### Dining Room

12'4" x 15'2" (3.769 x 4.638)

Central heating radiator, uPVC window to the rear and under stairs cupboard.

### Wet Room / WC

WC, electric shower and central heating radiator.

### First Floor

#### Bedroom One

11'7" x 15'1" (3.552 x 4.608)

Central heating radiator and uPVC window to the front.

#### Bedroom Two

11'10" x 12'0" (3.611 x 3.664)

Central heating radiator and uPVC window to the rear.

### Bathroom/WC

Fitted with a suite comprising of panelled bath, WC, wash hand basin, storage cupboard housing gas boiler and central heating radiator.

### Externally

To the rear of the property is an enclosed yard.

### Agents Note

The seller has advised a damp proof course has been carried out on the party wall of the living room and dining room, and also the external dining room wall in April 2026.

### Energy Performance Certificate

To view the Energy Performance Certificate for the property please use the following link:-

<https://find-energy-certificate.service.gov.uk/energy-certificate/2128-3944-5209-0404-4200>

EPC Grade D

### Other General Information

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Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available download speed 1000 Mbps. Highest available upload speed 220 Mbps.

Mobile Signal/coverage: Likely with EE, Three and O2. We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: A Annual price: £1,624.04 (Maximum 2025)

This property has been vacant for a number of months, additional council tax charges may be payable upon completion.

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 risk of surface water flooding. Very low risk of flooding from rivers and the sea.

### Disclaimer

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While 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 errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown here are described and no guarantee as to their operability or efficiency can be given. Made with Metagen 02/24



## Property Information

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