Buttermere Grove, Crook, DL15 8PJ
2 Bed - House - Mid Terrace
£89,950

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Buttermere Grove
Crook, DL15 8PJ

* NO FORWARD CHAIN *

Robinsons are delighted to offer to the sales market, with the benefit of NO FORWARD CHAIN, this delightful two double bedroom home, which boasts enclosed gardens to both the front and rear, along with a pleasant outlook to the front aspect. The property is beautifully presented throughout and has recently been redecorated, with new carpets laid in areas. Further benefits include a gas combination boiler and UPVC double glazed windows, which have been renewed in recent years.

In our opinion, this property would make an excellent purchase for a variety of buyers, including first time purchasers, small families and those looking for a well-presented home conveniently positioned within close proximity of Crook town centre.

The internal accommodation comprises an entrance hallway leading into a spacious reception room, which provides ample space for both seating and dining furniture. The room enjoys views over the front aspect and features French doors providing access to the rear garden, along with a log burning stove creating a cosy focal point. The kitchen is fitted with a range of wall, base and drawer units, integrated hob and space for further appliances.

To the first floor are two well-proportioned double bedrooms, both benefiting from useful storage cupboards, together with a modern fitted bathroom comprising a three-piece suite including bath with mains shower attachment and shower screen, wash hand basin and WC.

Externally, the property benefits from a well-maintained enclosed garden to the front, while to the rear is a further enclosed garden featuring a lawned area, timber decking and a useful brick-built storage shed.

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

Agent Notes
Council Tax: Durham County Council, Band A £1701.00
Tenure: Freehold
EPC Rating: C

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

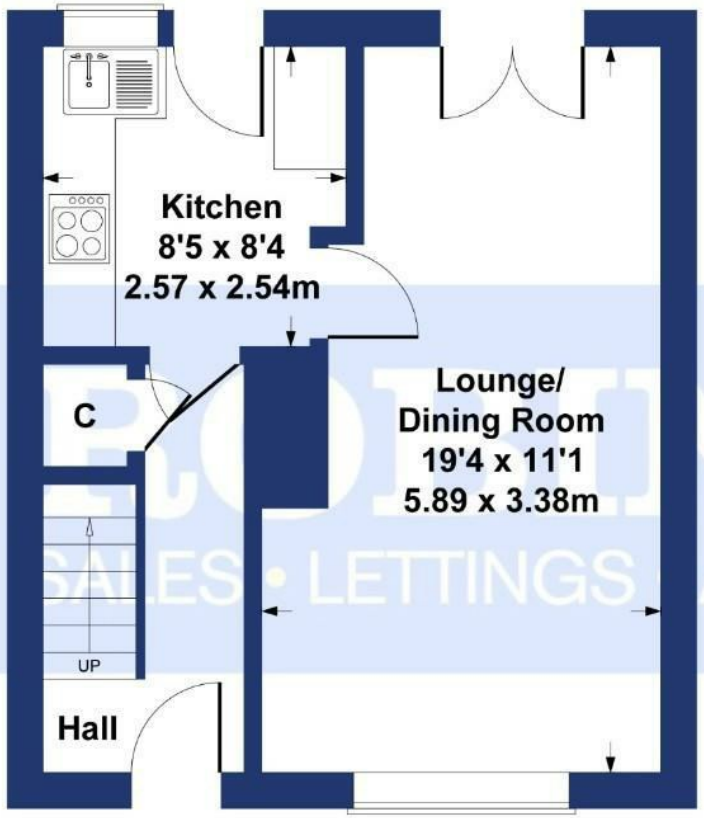
Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.
Selective licencing area – yes
Probate – 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 – no
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.

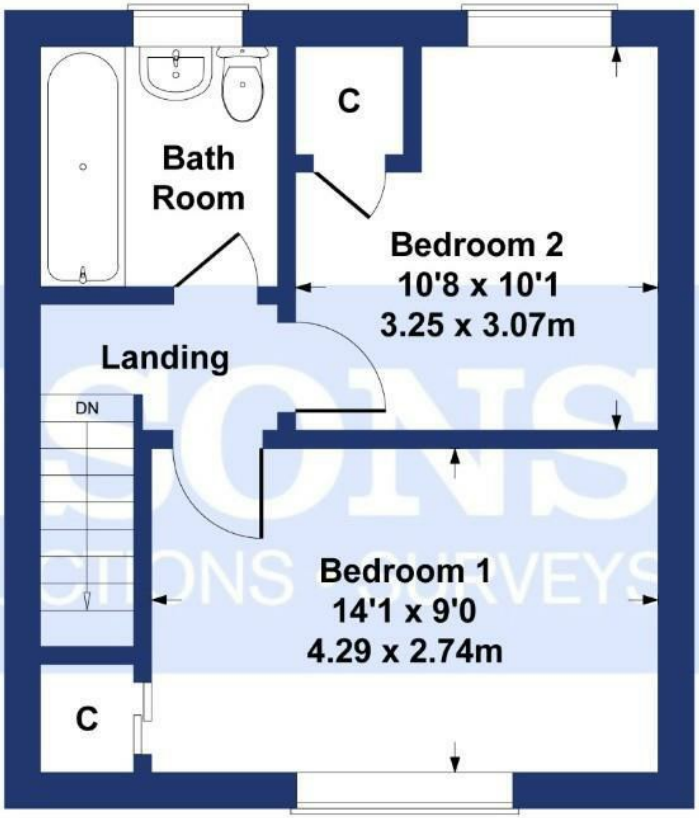
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

Buttermere Grove Crook

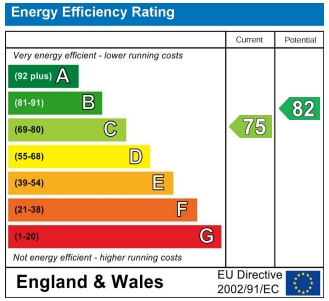
Approximate Gross Internal Area
692 sq ft - 64 sq m



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

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.

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