



St. Johns Gardens

Crook DL15 0LU

Chain Free £90,000





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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St. Johns Gardens

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- Two Bedroom Semi Detached Home
- EPC Grade E
- Rear Patio Garden

- Kitchen/Diner
- CHAIN FREE
- Driveway To Front

- Multi Fuel Burning Stove
- Bathroom with Separate Shower
- Ideal Starter Family Home

A Good sized two-bedroom semi-detached home offers a perfect blend of comfort and style. Upon entering, you are welcomed into a spacious reception room that features a multi-fuel burner, creating a warm and inviting atmosphere ideal for relaxation or entertaining guests.

The property boasts a good-sized kitchen and dining room, providing ample space for family meals and gatherings. This area is perfect for those who enjoy cooking and socialising, making it the heart of the home. The kitchen is well-equipped and designed to meet the needs of modern living.

The two bedrooms are generously proportioned, offering plenty of natural light and space for personalisation. The bathroom is a standout feature, complete with a luxurious free-standing bath and a separate shower, ensuring a tranquil space for unwinding after a long day.

Outside, the property benefits from a driveway that accommodates one vehicle, providing convenience and ease of access. The front garden adds to the appeal, offering a pleasant view and a touch of greenery.

This semi-detached house is an excellent opportunity for first-time buyers or those looking to downsize, combining practicality with a homely feel. With its desirable location and charming features, this property is sure to attract interest. Do not miss the chance to make this lovely house your new home.

GROUND FLOOR

Entrance Hallway

Via composite front entrance door, central heating radiator and stairs to first floor.

Lounge

19'4" x 11'7" (5.914 x 3.547)

Having multi burning stove, laminate flooring, central heating radiator and upvc double glazed window to front.

Kitchen/Dining Room

18'3" x 9'1" (5.584 x 2.781)

Fitted with a good range of wall and base units with contrasting working surfaces over, black dink unit with mixer tap, slot for gas oven, plumbing for washing machine and space for fridge freezer, patio doors to rear garden, under stairs storage cupboard housing gas boiler . space for breakfast table and central heating radiator.

FIRST FLOOR

Bedroom One

13'9" x 9'8" (4.208 x 2.971)

With wash hand basin, wc, central heating radiator and window to front.

Bedroom Two

11'3" x 8'10" (3.430 x 2.709)

Having storage cupboard, central heating radiator and upvc double glazed window to front.

Bathroom/WC

Fitted with a free standing bath, separate shower cubicle , wash hand basin, wc and central heating radiator

Store Room

14'1" x 5'3" (4.311 x 1.604)

Located outside to the side of the property.

Externally

To the front is a driveway allowing for off road parking and a front garden.

To the rear is a enclosed patio garden.

Energy Performance Certificate

To view the full Energy Performance Certificate please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/8136-9929-6500-0401-7202>

EPC Grade E

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: We would recommend speaking to your provider
Council Tax: Durham County Council, Band: A. Annual price: £1,667.82 (Maximum 2024)

Energy Performance Certificate Grade E

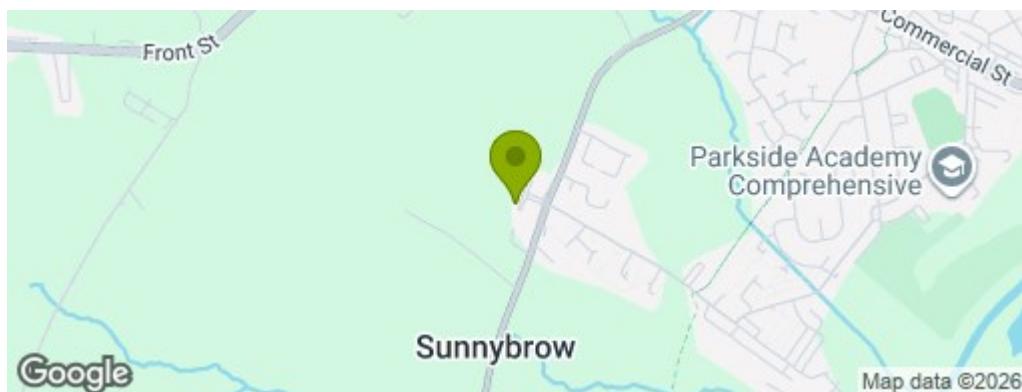
Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.
Flood Risk: Very low risk of surface water flooding and flooding from the rivers and the sea.

Disclaimer

The preceding details have been sourced from the seller, OntheMarket.com and other third parties. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Venture Properties (Crook) Limited cannot accept liability for any information provided.



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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