





Dickens Way, Crook, DL15 9FQ
3 Bed - House - Detached
£160,000

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Robinsons are delighted to offer to the sales market this three bedroom detached home with ample off road parking, single garage and enclosed rear garden. The property is warmed by gas central heating and the windows are UPVC double glazed. In our opinion this home would be a fantastic purchase for a number of buyers, including first time buyers, small families and those looking to downsize.

The internal accommodation comprises; entrance hallway with cloakroom/WC. Lounge with front facing window. Kitchen with a range of wall, base and drawer units with space for appliances, dining room with sliding doors giving access to the garden.

To the first floor there are three bedrooms and a bathroom with three piece suite.

Outside there is a large driveway and single garage. At the rear there is an enclosed garden which is mainly laid to lawn.

Dickens Way is a located on a modern housing estate and is within close proximity of Crook town centre, schooling and bus links.

Contact Robinsons for further information and to arrange an internal viewing.

Agents Notes
Council Tax: Durham County Council, Band C - Approx. £2331 p.a
Tenure: Freehold

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 – NA
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 – check with seller
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.











OUR SERVICES

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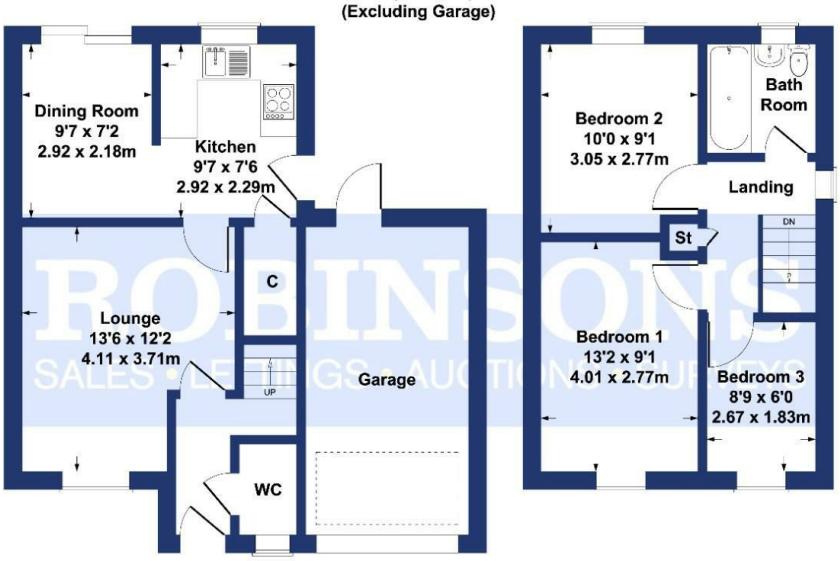
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Dickens Way Crook

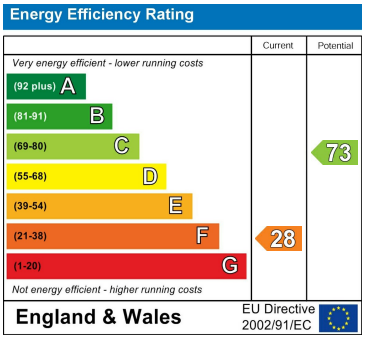
Approximate Gross Internal Area
739 sq ft - 69 sq m
(Excluding Garage)



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



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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficent working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.