



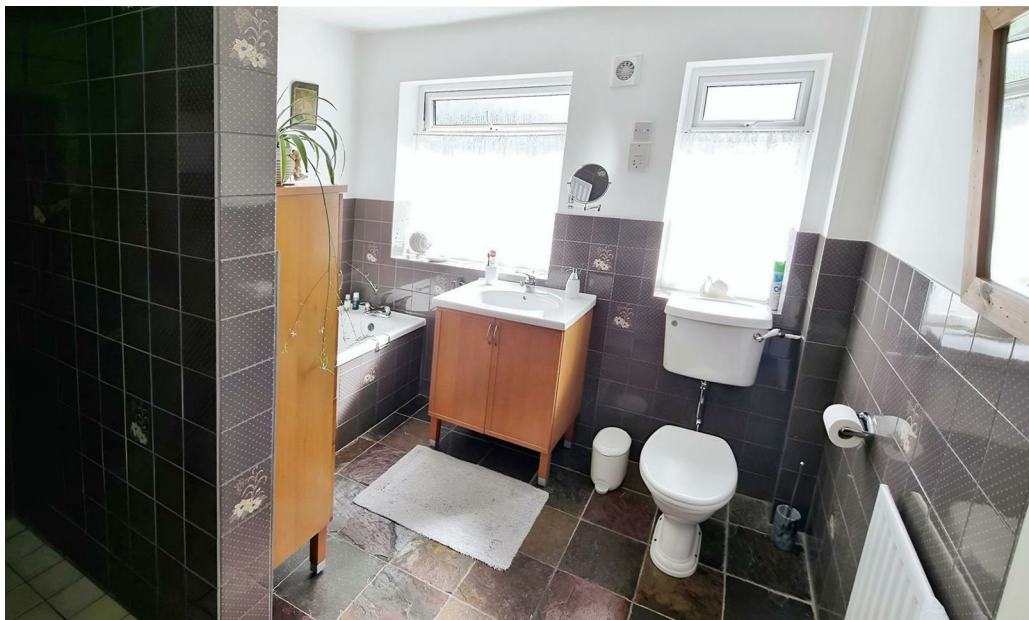
Fir Tree DL15 8EA

£325,000





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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Fir Tree DL15 8EA



- Three Bedroom Detached Bungalow
- EPC Grade D
- Lovely Rear Garden

- Privately built by current owner
- Spacious Layout
- Rarely available to the market

- Stunning Views To Rear
- Garage & Ample off Road Parking
- Make Your Viewing Today

Welcome to this charming bungalow located in the picturesque village of Fir Tree, Crook. This privately built property boasts one spacious reception room, fitted kitchen, utility room, cloaks wc, three bedrooms, and a bathroom, offering ample space for comfortable living.

Situated on a large plot, this bungalow features beautifully landscaped gardens at the front, providing a serene and peaceful outdoor space to relax and unwind. The rarity of this property coming onto the market makes it a unique opportunity for those seeking a tranquil lifestyle in a sought-after location.

In addition to the generous living space, this bungalow also offers a garage and off-road parking, ensuring convenience for homeowners with vehicles. The allure of this property lies in its spacious layout, well-maintained gardens, and the exclusivity of being rarely available for purchase.

Don't miss out on the chance to own this delightful bungalow in Fir Tree, Crook. Embrace the comfort that this property has to offer, and make it your own slice of paradise in the heart of the countryside.

GROUND FLOOR

Entrance Hallway

Having central radiator, wooden entrance door with glass side panel, parquet wood flooring and storage cupboard.

Lounge

20'4" x 16'6" (6.203 x 5.036)

With some feature fireplace, parquet wood flooring, central heating radiator and uPVC double glazed window to rear.

Kitchen

13'8" x 12'8" (4.190 x 3.867)

Fitted with a good range of wall and base units with contrasting work surfaces over, double sink unit with mixer tap, integrated eye level double oven, and separate electric hob, space for breakfast table, central heating radiator and uPVC double glazed window to rear.

Utility Room

Having plumbing for washing machine, space for tumble dryer, oil central heating boiler, central heating radiator, uPVC double glazed window to rear and tiled flooring and storage cupboard.

Cloaks WC

Fitted with a white wc

Bathroom/WC

Fitted with a lovely bathroom suite comprising of wash hand basin set to vanity unit, wc, panelled bath, separate walk in shower cubicle, tiled flooring and part walls and central heating radiator,

Bedroom One

13'11" x 13'6" (4.264 x 4.134)

With central heating radiator and uPVC double glazed window to front.

Bedroom Two

13'11" x 10'10" (4.260 x 3.324)

With central heating radiator and uPVC double glazed window to front.

Bedroom Three

11'1" x 7'10" (3.395 x 2.406)

With fitted wardrobes, central heating radiator and uPVC double glazed window to front.

Garage

Accessed a service door from the utility room.

The garage has an up and over door and power and lighting

Externally

Externally to the front is a turning circle and driveway allowing for ample off road parking leading to a single garage.

Whilst to the rear is a good sized landscaped rear garden planted with various trees, flower beds and shrubs looking out onto open fields.

Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/9734-7928-4400-0585-0292>

EPC Grade D

Agents other Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast . Highest available download speed 1800 Mbps..... Highest

available upload speed 120 Mbps

Mobile Signal/coverage: Limited

Council Tax: Durham County Council, Band: D. Annual price: £2436.06 (Maximum 2025)

Energy Performance Certificate Grade D

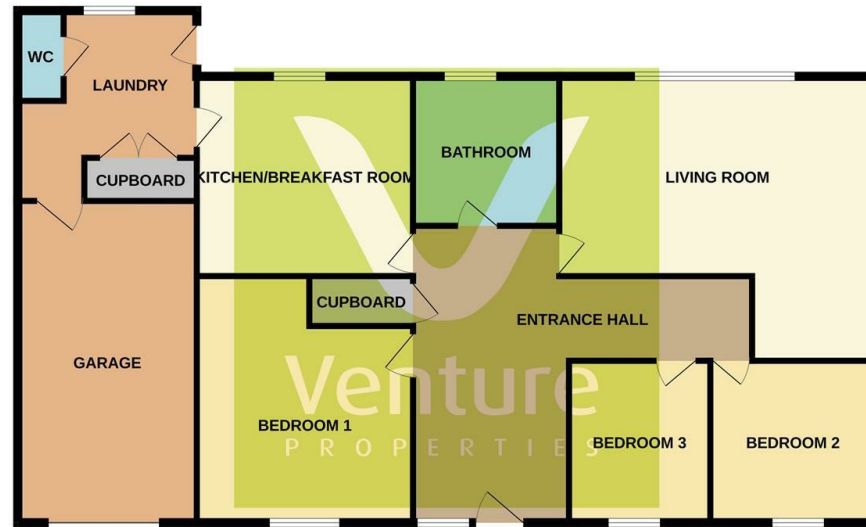
Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

Flood Risk: Very low risk of surface water flooding and flooding from rivers and the sea

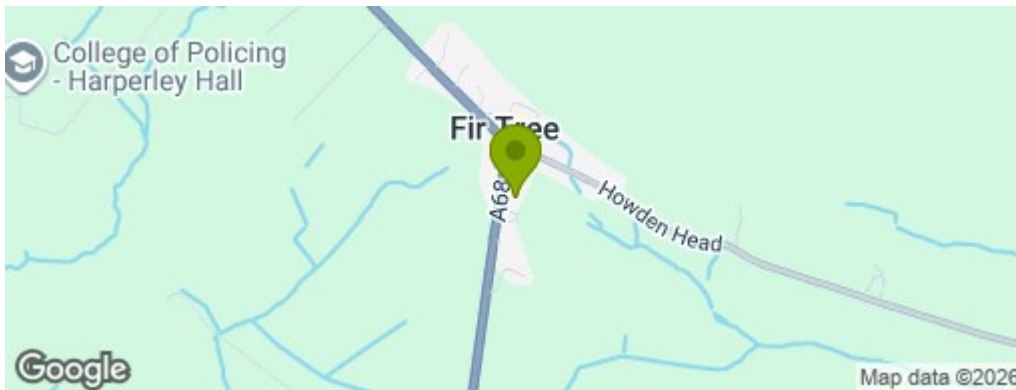
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GROUND FLOOR



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

Durham County Council - Council Tax Band D
Tenure - Freehold

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