



## Mount Pleasant

Stanley, Crook DL15 9SF

Chain Free £85,000





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# Mount Pleasant

## Stanley, Crook DL15 9SF



- Three Bedroom Mid Terrace
- EPC Grade D
- Garden & Garage

- Popular Location
- Gas Central Heating
- Viewing Essential

- Chain Free
- Lovely Kitchen/Dining Room
- UPVC Double Glazed

CHAIN FREE! Situated in the heart of Stanley Crook, this well presented three-bedroom mid-terraced house is now available for sale, making it an ideal choice for those looking to make a seamless move. The property boasts a thoughtfully designed layout, providing excellent living accommodation for families and professionals alike.

Upon entering, you are welcomed by a useful entrance porch, leading into a spacious lounge complete with a charming feature fireplace—a perfect spot to relax after a busy day. The kitchen and dining room to the rear offering plenty of room for entertaining or enjoying family meals.

Upstairs, there are three well-proportioned bedrooms, providing ample space for family living or for those who require a home office. The modern family bathroom is attractively fitted, ensuring both style and comfort.

One of the standout features of this property is its detached garage, providing secure parking and additional storage options. To the rear, a private garden creates a peaceful outdoor retreat, ideal for children to play or for unwinding with friends in warmer months.

Located in the sought-after village of Stanley Crook, residents benefit from the tranquillity of semi-rural living, while remaining within easy reach of local amenities and transport links. Nearby Crook town centre offers a variety of independent shops, supermarkets, cafes, and restaurants. Highly regarded primary and secondary schools are within a short drive, making this location especially appealing to families. For lovers of the outdoors, the surrounding countryside provides a wealth of walking and cycling opportunities, with the beautiful Durham Dales nearby.

Don't miss the opportunity to make this delightful house your next home. Arrange a viewing today to fully appreciate everything this property and its prime location have to offer.

### GROUND FLOOR

#### Entrance Porch

UPVC double glazed front entrance door, electric meter cupboard and coving to ceiling

#### Lounge

14'6" x 14'2" (4.42 x 4.34)

With fireplace, marble inset and hearth, gas fire, tv point, telephone point, UPVC double glazed window to the front elevation, double central heating radiator, coving to ceiling, timber door to understairs storage cupboard and wall light points. Open through to:

#### Kitchen/Dining Room

14'4" x 10'2" (4.37 x 3.12)

Extensively fitted with a range of wall and base units, laminated working surfaces over, inset one and a half bowl sink unit, mixer taps over, tiled splash backs, integral appliances including electric double oven, gas hob and extractor hood over, plumbing and space for washing machine, central heating radiator, laminated floor, open plan staircase to the first floor, UPVC double glazed rear entrance door. There is also space for a dining table as required

### FIRST FLOOR

#### Landing

Loft access

#### Bedroom One

13'3" x 8'11" (4.06 x 2.72)

UPVC double glazed window to the front elevation, coving to ceiling, sky point and telephone point

#### Bedroom Two

12'0" x 6'7" (3.66 x 2.03)

UPVC double glazed window, central heating radiator and coving to ceiling

#### Bedroom Three

9'10" x 5'6" (3.00 x 1.68)

UPVC double glazed window, central heating radiator and coving to ceiling

#### Bathroom/WC

With a white suite including panelled bath with mains shower over, wc, pedestal wash hand basin, opaque UPVC double glazed window, tiled splash backs, chrome heated towel rail and storage cupboard housing wall mounted gas boiler.

#### Exterior

Immediately to the rear of the property there is an enclosed yard. Across the rear lane there is a detached garage with up and over door, beyond this there is a 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/8076-7629-2829-1488-1906>

EPC Grade D

#### Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available download speed 1800 Mbps Highest available upload speed 220 Mbps

Mobile Signal/coverage: We would recommend speaking to your provider to discuss this further.

Council Tax: Durham County Council, Band: A. Annual price: £1,666.64 (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.

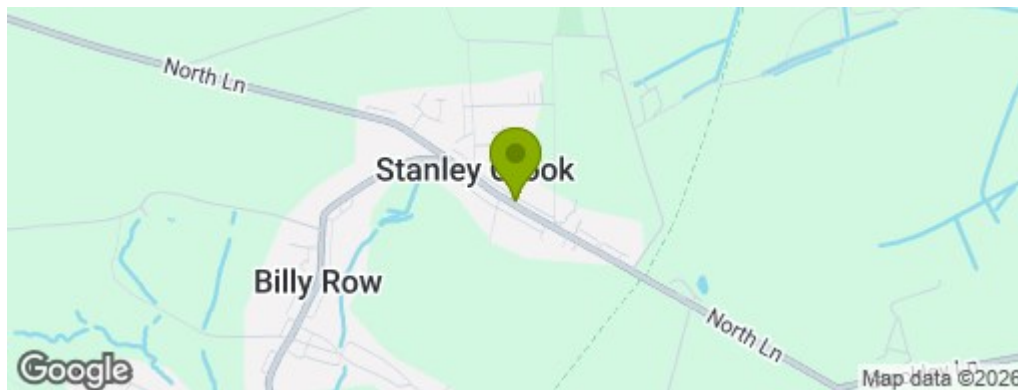
Flood Risk: Very low risk of surface water flooding and flooding from the rivers and sea

#### 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 herein, measurements of floors, 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.  
Made with floorplan 1/2024



## Property Information

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