



**Addison Street, Crook, DL15 9EG**  
**2 Bed - House - End Terrace**  
**£675 Per Calendar Month**

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

Robinsons are delighted to offer to the rental market this beautifully presented two-bedroom end-terrace home, ideally situated in the popular market town of Crook and within easy walking distance of the town centre and its excellent range of amenities.

Recently refurbished throughout to a high standard, the property boasts stylish contemporary décor, new flooring, a modern fitted kitchen, and an attractive bathroom suite. Additional benefits include gas central heating, UPVC double glazing, and recently insulated internal walls, contributing to the property's impressive EPC rating of C.

The accommodation briefly comprises an entrance vestibule leading into a bright and spacious lounge with windows to both the front and side elevations. An archway opens into the well-appointed kitchen/dining room, featuring an integrated oven and hob, along with space for additional appliances. To the rear of the property is a hallway providing access to the ground floor bathroom, which is fitted with a modern three-piece suite.

To the first floor are two generously sized double bedrooms, both offering ample space for furnishings and storage.

Externally, the property benefits from an enclosed rear garden, providing a private outdoor space to enjoy.

Addison Street is conveniently located close to Crook town centre, where a wide range of everyday shopping facilities, local businesses, healthcare services, schools, and public transport links can be found.

Early viewing is highly recommended. Contact Robinsons today for further information or to arrange an appointment.

#### **AGENTS NOTES**

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

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>

Selective licencing area – Yes

Council Tax: Durham County Council, Band A - Approx. £1748

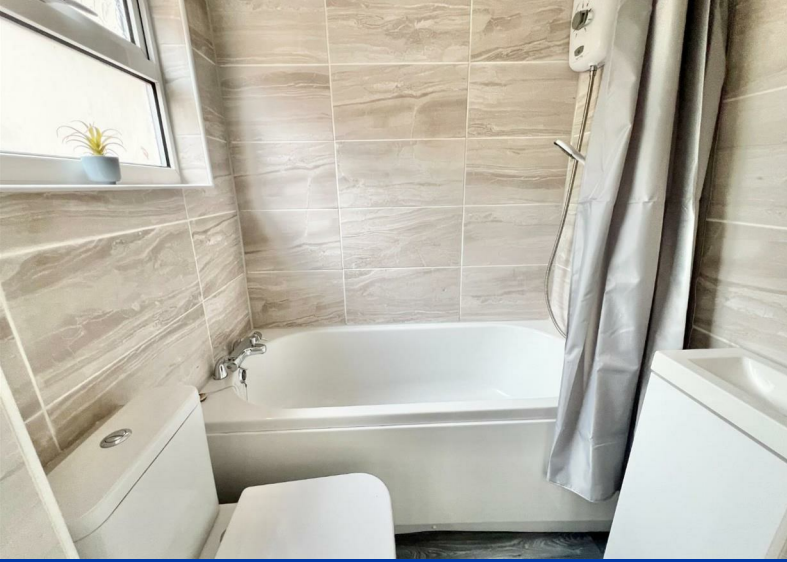
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Disclaimer: Our details have been compiled in good faith using

publicly available sources and information obtained from the landlord 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.

#### **REDRESS**

For Redress we subscribe to the Property Redress Scheme (PRS) – Premiere House, 1st Floor, Elstree Way, Borehamwood, Hertfordshire WD6 1JH



# OUR SERVICES

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## DURHAM

1-3 Old Elvet  
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

## DURHAM REGIONAL HEAD OFFICE

19A old Elvet  
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

## CHESTER-LE-STREET

45 Front Street  
DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

## BISHOP AUCKLAND

120 Newgate Street  
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

## CROOK

Royal Corner  
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

## SPENNYMOOR

11 Cheapside  
DH16 6QE

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E: info@robinsonsspenny Moor.co.uk

## SEDFIELD

3 High Street  
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

## WYNYARD

The Wynd  
TS22 5QQ

T: 0174 064 5444

E: info@robinsonswynyrd.co.uk

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 efficient 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.



# ROBINSONS

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