



Inglenook Close, Crook, DL15 8GA  
2 Bed - House - Semi-Detached  
Offers In The Region Of £100,000

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

# Inglenook Close

## Crook, DL15 8GA

\* NO FORWARD CHAIN \* LARGE CORNER PLOT \*

Robinsons are delighted to offer to the sales market this two-bedroom semi-detached home, available with no forward chain. Occupying a larger-than-average corner plot with gardens to the front, side and rear, the property provides excellent outdoor space and potential for ample off-road parking.

The house is warmed by a Baxi combination boiler, and the home benefits from UPVC double glazing. A sun room extension overlooks the rear garden, and the loft is part-boarded with a convenient pull-down ladder.

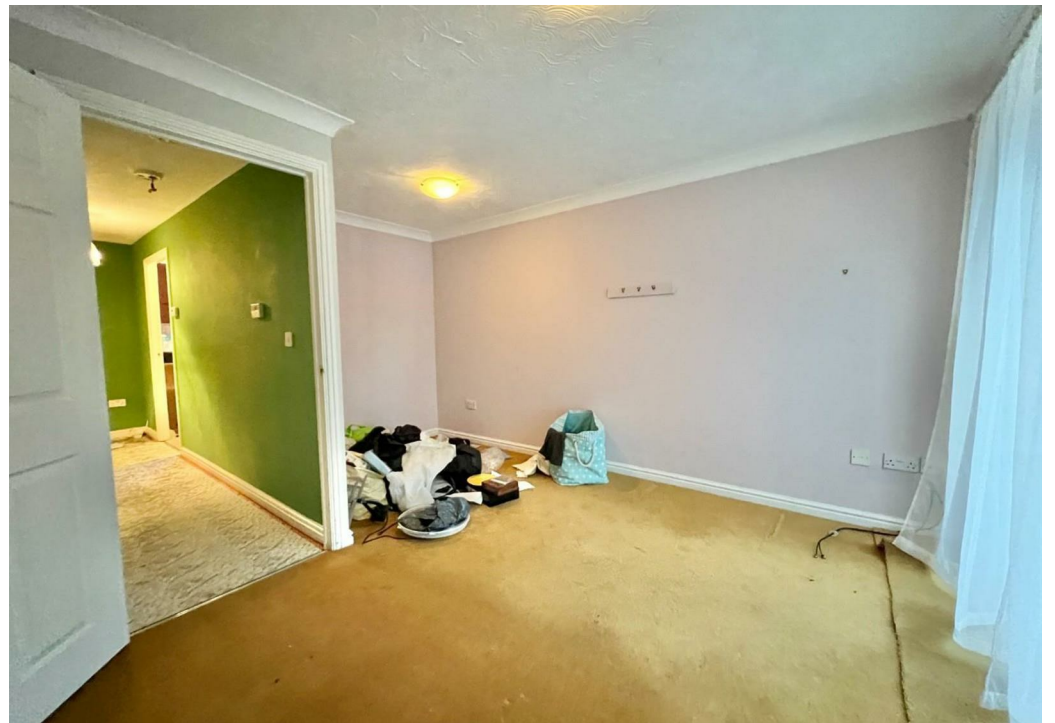
The accommodation comprises an entrance hallway, cloakroom/WC, a fitted kitchen with space for appliances, and a comfortable lounge with sliding doors opening into the sun room. From here, you can enjoy pleasant views over the garden.

To the first floor are two bedrooms, including a spacious main double, along with a re-fitted shower room featuring a generous shower enclosure. The landing also offers a useful storage cupboard.

Externally, the gardens wrap around three sides of the property, offering great potential for further extension (subject to the necessary planning permissions). The plot also allows for the potential for extensive parking options.

Inglenook Close is a quiet cul-de-sac in Crook, conveniently located close to the town centre, schools and local bus routes.

For more information or to arrange a viewing, please contact Robinsons.









### Agent Notes

Council Tax: Durham County Council, Band B Approx.£2039..00

Tenure: Freehold

EPC Rating: C

Property Construction – Standard, non-traditional

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 – no

Probate – being applied for N/A

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.

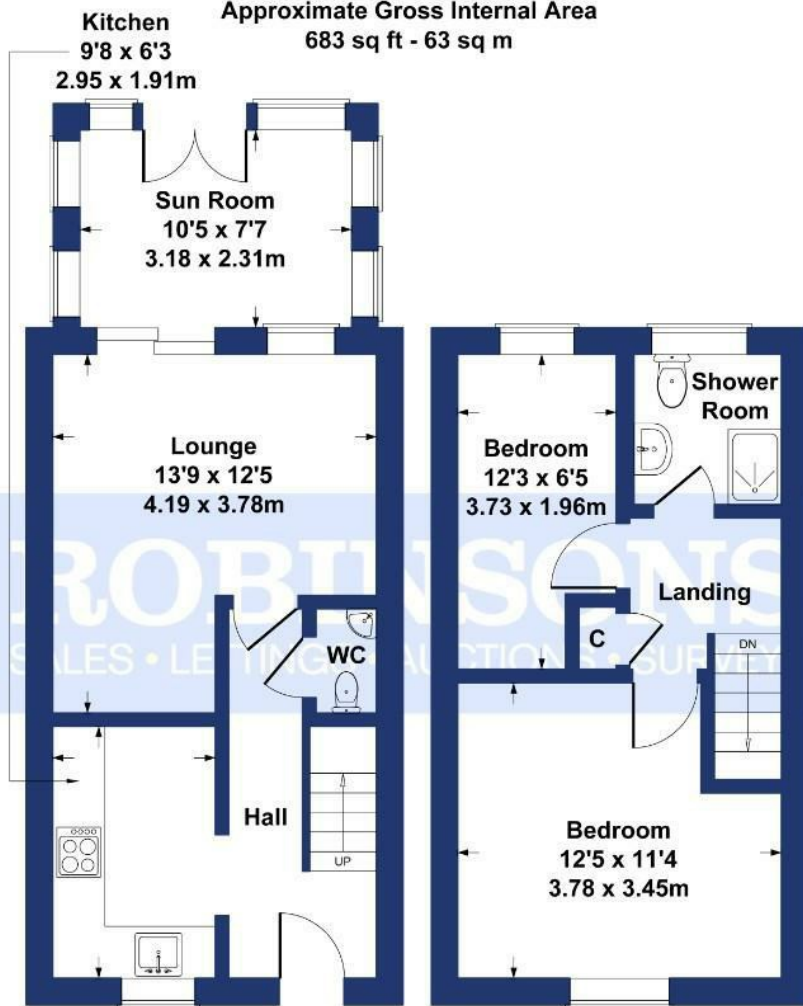
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

# Inglenook Close Crook

Approximate Gross Internal Area  
683 sq ft - 63 sq m



**GROUND FLOOR**

**FIRST FLOOR**

**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. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	75	80
(81-91)	B		
(69-80)	C		
(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	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robynsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robynsons staff may benefit from referral incentives relating to these services.



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