



Beechburn Park, Crook, DL15 8SA  
3 Bed - Bungalow - Detached  
£245,000

**ROBINSONS**  
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## Beechburn Park Crook, DL15 8SA

\* NO FORWARD CHAIN \* EN-SUITE SHOWER ROOM \* UTILITY ROOM \* SUN ROOM \* FRONT AND REAR GARDENS \* DRIVEWAY AND GARAGE \* SOUGHT AFTER RESIDENTIAL CUL-DE-SAC \*

Offered to the sales market with the benefit of no forward chain is this well presented three bedroom detached bungalow which is located in the popular residential estate of Beechburn Park, which is within walking distance to Crook town centre. The bungalow sits on a good size plot with gardens to front and rear, driveway and garage.

The internal accommodation comprises; porch, hallway, lounge with window to front aspect, dining room with patio doors leading to the sun room which enjoys views over the rear garden. Kitchen with a range of wall, base and drawer units with integrated hob and oven and leads to the useful utility room which has internal door leading to the garage. Three good size bedrooms, the main having fitted wardrobes and en-suite shower room, and to conclude the accommodation there is a bathroom with three piece suite including shower over bath. The property is warmed by gas central heating and has double glazed windows.

Outside the property sits on a generous size plot with gardens to front and rear.. There is a driveway to the front which allows off road parking for at least two vehicles and leads to the garage which has electric door, power, lighting and internal door leading to the utility room.

Beechburn Park is conveniently positioned in Crook being within walking distance to the town centre which has a wide range of shopping facilities including an 'Aldi' and 'Lidl', doctors surgery, dentist, chemist and much more. There are bus links giving access to neighbouring towns and cities, including Bishop Auckland and Durham city centre.

We feel an internal viewing comes highly recommended, please contact Robinsons for further information.













### Agent Notes

Council Tax: Durham County Council, Band D £2551.00

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 – yes

Probate – being applied for 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.

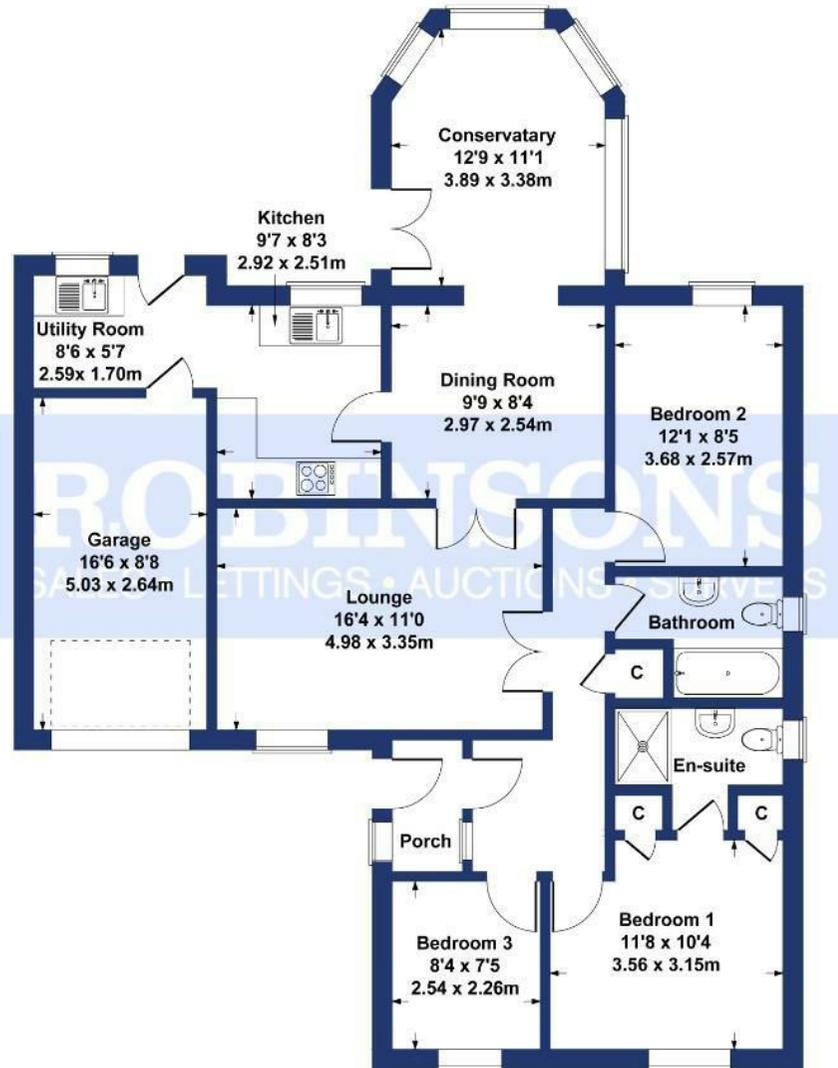
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from 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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



# Beechburn Park Crook

Approximate Gross Internal Area  
1254 sq ft - 117 sq m



### 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			
(82 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	77
(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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