Plantation Terrace

Fir Tree DL15 8DA

£135,000

Venture
PROPERTIES

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Plantation Terrace

Fir Tree DL15 8DA

x 3 x 1 x 2

- Three Bedroom Terrace
- EPC Grade D
- Lounge & Dining Room
- Large Front Garden
- Utility Room
- Kitchen/Breakfast Room
- Village Location
- Study/Fourth Bedroom
- Oil Central Heating

HUGELY VERSATILE THREE BEDROOM terraced home with good sized FRONT GARDEN, WORKSHOP and OFF ROAD PARKING TO THE REAR.
With OIL central heating and uPVC double glazing throughout the home is worthy of an internal viewing.
situated within the lovely village of Fir Tree surrounded by countryside but close enough to major road links such as the A68. It is approximately 2 miles from the small market town of Crook and 6 miles from the large market town Bishop Auckland.

Brief details comprise of: Entrance leading into good sized KITCHEN/BREAKFAST ROOM, STUDY, ground floor UTILITY ROOM and LOUNGE & DINING ROOM to the front. To the first floor are THREE BEDROOMS and family BATHROOM. Externally to the front is a large landscaped garden laid to lawn, there is also a garden shed/workshop and outside water tap. To the rear provides off road parking for two vehicles. View Today.....

Ground Floor

Kitchen/Breakfast Room
12'08 x 11'10 (3.86m x 3.61m)
Fitted with a range of wall and base units having laminate work surfaces over, stainless steel sink unit with mixer tap, two fitted eye level electric oven and separate electric hob, tiled splash backs, space for fridge freezer, oil central heating boiler, uPVC double glazed window and central heating radiator.

Study/Fourth Bedroom
9'10" x 8'7" (3.019 x 2.629)
Having central heating radiator and uPVC double glazed window to rear.

Utility Room
Fitted with base units having stainless steel sink unit and space for tumble dryer.

Lounge
18'04 x 12'07 (5.59m x 3.84m)
With feature fireplace having open working fire, laminate wood flooring, central heating radiator and uPVC double glazed window to front.

Dining Room
13'10 x 11, (4.22m x 3.35m,)
Having laminate wood flooring, central heating radiator and uPVC double glazed window to front.

FIRST FLOOR

Landing
Connecting three bedrooms and a family bathroom

Bedroom One
12'11" x 9'3" (3.938 x 2.826)
With fitted sliding wardrobes, double central heating radiator and two uPVC double glazed windows to rear.

Bedroom Two
12'0" x 11'11" (3.680 x 3.656)
With central heating radiator and uPVC double glazed window to front.

Bedroom Three
9'10""3100'4" x 12'0" (3'945 x 3.673)
Having central heating radiator and uPVC double glazed window to rear.

Bathroom/WC
recently re fitted with a modern white suite having free standing bath with hand held mixer over, wc and wash hand basin fitted to units, large walk in shower cubicle with mains shower over and chrome heated towel rail.

Externally
Externally to the front is a large landscaped garden laid to lawn , there is a garden shed/workshop and outside water tap. To the rear provides off road parking for two vehicles.

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

https://find-energy-certificate.service.gov.uk/energy-certificate/0390-2130-5640-2096-2115

EPC Grade D

Other General Information
Tenure: Freehold
Gas and Electricity: Mains
Sewerage and water: Mains
Broadband: Superfast Highest available download speed Ultrafast 1800 Mbps 220 Mbps
Mobile Signal/coverage: Good with EE, O2 and Vodafone
Council Tax: Durham County Council, Band: D Annual price: £1,666.64 (Maximum 2026)
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.
Disclaimer
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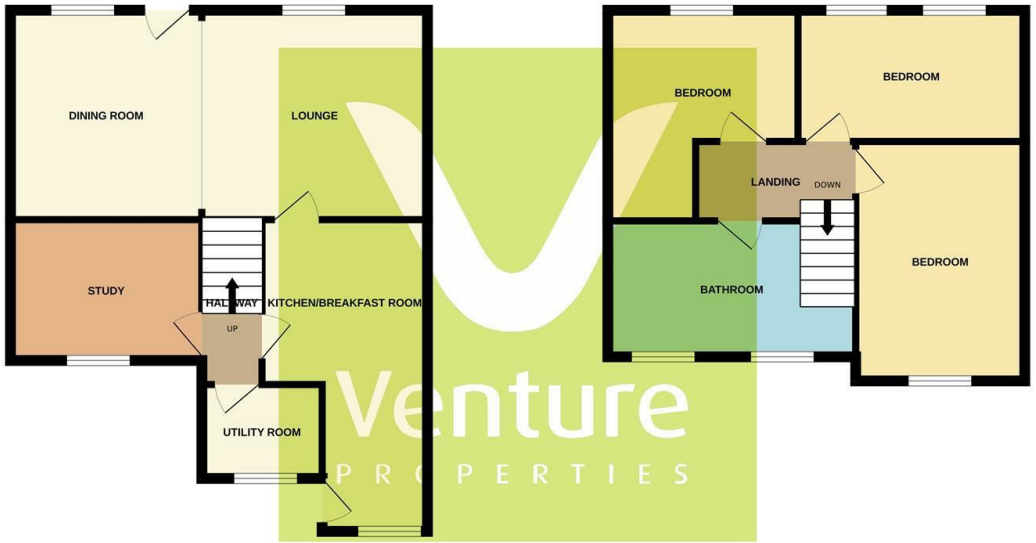
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

GROUND FLOOR

1ST 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

Council Tax Band A - Durham County Council
Tenure - Freehold

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