



Wilson Street

Crook DL15 9EA

Chain Free £70,000





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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- CHAIN FREE, Two Bedrooms
- EPC Grade D
- Double Glazing

- Spacious Rear Yard
- First Floor Bathroom
- Town Centre Location

- Lounge & Kitchen
- Gas Central Heating
- Mid Terrace

Nestled in the heart of Crook on Wilson Street, this charming terraced house presents an excellent opportunity for both first-time buyers and savvy investors. With two well-proportioned bedrooms, this property offers a comfortable living space that is both cosy and welcoming.

The ground floor features a delightful reception room, perfect for relaxing or entertaining guests. The house is equipped with gas central heating, ensuring warmth and comfort throughout the colder months. Additionally, the UPVC double glazing enhances energy efficiency and provides a peaceful retreat from the hustle and bustle of town life.

Being chain-free, this property allows for a smooth and straightforward purchase process, making it an ideal choice for those looking to move in quickly. Its prime location in the town centre means that all local amenities, including shops, schools, and transport links, are just a stone's throw away, adding to the convenience of daily living.

This terraced house is not just a home; it is a fantastic investment opportunity in a thriving area. Whether you are looking to make your first step onto the property ladder or seeking a promising addition to your investment portfolio, this property on Wilson Street is certainly worth considering. Don't miss out on the chance to make this lovely house your new home.

GROUND FLOOR

Lounge

15'3" x 14'2" (4.653 x 4.339)

Decorative fireplace, central heating radiator and UPVC double glazed window to front.

Kitchen

14'10" x 9'1" (4.541 x 2.776)

Fitted with a good range of wall and base units with laminate work surfaces, plumbing for washing machine, wall mounted gas boiler, integrated electric oven and electric hob above, space for fridge freezer, ample space for dining table if required, central heating radiator and UPVC double glazed window and door to rear.

FIRST FLOOR

Landing

Stairs rise from the kitchen and provide access to the first floor accommodation.

Bedroom One

15'1" x 11'5" (4.603 x 3.493)

With central heating radiator and UPVC double glazed window to front.

Bedroom Two

12'9" x 7'3" (3.892 x 2.234)

With central heating radiator and UPVC double glazed window to rear.

Bathroom/WC

Fitted with a white suite having panelled bath, WC, wash hand basin, chrome heated towel rail and obscured UPVC window.

Externally

Externally to the rear is a enclosed sizable rear yard.

Energy Performance Certificate

For full Energy Performance Certificate information please use the link below:

<https://find-energy-certificate.service.gov.uk/energy-certificate/1800-6572-0322-6297-3373>

EPC rating 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: Likely with EE and O2. We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: A Annual price: £1,624.04 (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.

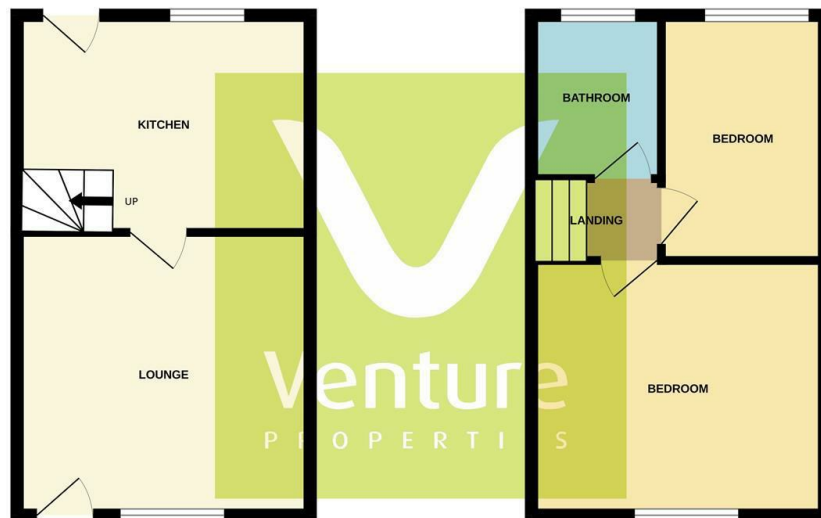
Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

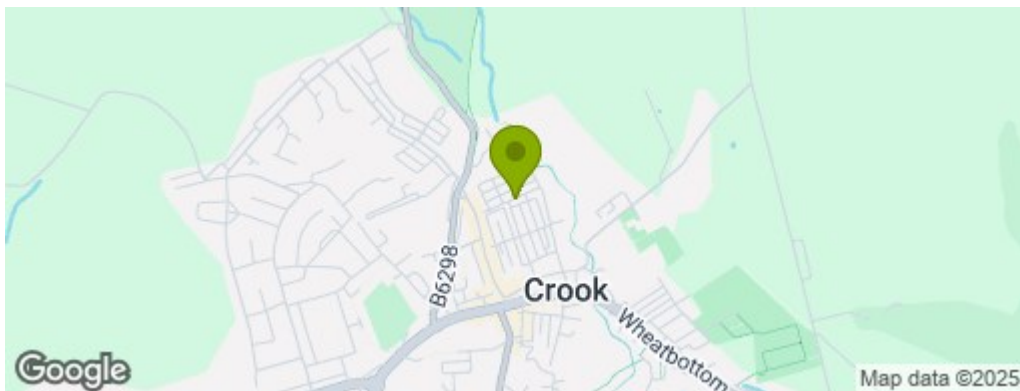
The preceding details have been sourced from the seller, OntheMarket.com and other third parties. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Venture Properties (Crook) Limited cannot accept liability for any information provided.

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

Tenure - Freehold

Council Tax Band A - Durham County Council

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