



Buttermere Grove, DL15 8PJ  
2 Bed - House - Semi-Detached  
£95,000

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# Buttermere Grove , DL15 8PJ

Robinsons are delighted to bring to the sales market this well-presented two-bedroom semi-detached home, with garage and offering potential for off-road parking. The property benefits from UPVC double-glazed windows and is heated by a gas combination boiler.

The internal accommodation briefly comprises an entrance vestibule leading to a welcoming lounge with a window to the front elevation. To the rear, the kitchen/dining room is fitted with a range of wall, base, and drawer units, providing ample storage, along with space for appliances and a dining table. A conservatory to the rear offers a versatile additional living space, ideal as a garden room, hobby room, or home office, currently housing a sauna which can be included in the sale.

To the first floor are two well-proportioned bedrooms, both benefiting from built-in storage/wardrobes. A family bathroom fitted with a three-piece suite completes the internal layout.

Externally, the property features a paved hardstanding and gravelled area to the front and side, offering potential for off-road parking. To the rear is a generous size garage which is approximately 16'3x9'7 (feet) and has room for car parking and a workbench. An enclosed, low-maintenance garden, designed with artificial grass and flower beds.

Buttermere Grove is conveniently situated in Crook, within close proximity to the town centre, which provides a wide range of shopping facilities, local businesses, and healthcare services. The area is also well served by primary schools and regular bus links.

For further information or to arrange an internal viewing, please contact Robinsons.











### Agents notes

Council Tax: Durham County Council, Band A £1701.00

Tenure: Freehold

EPC Rating: C

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 – 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.

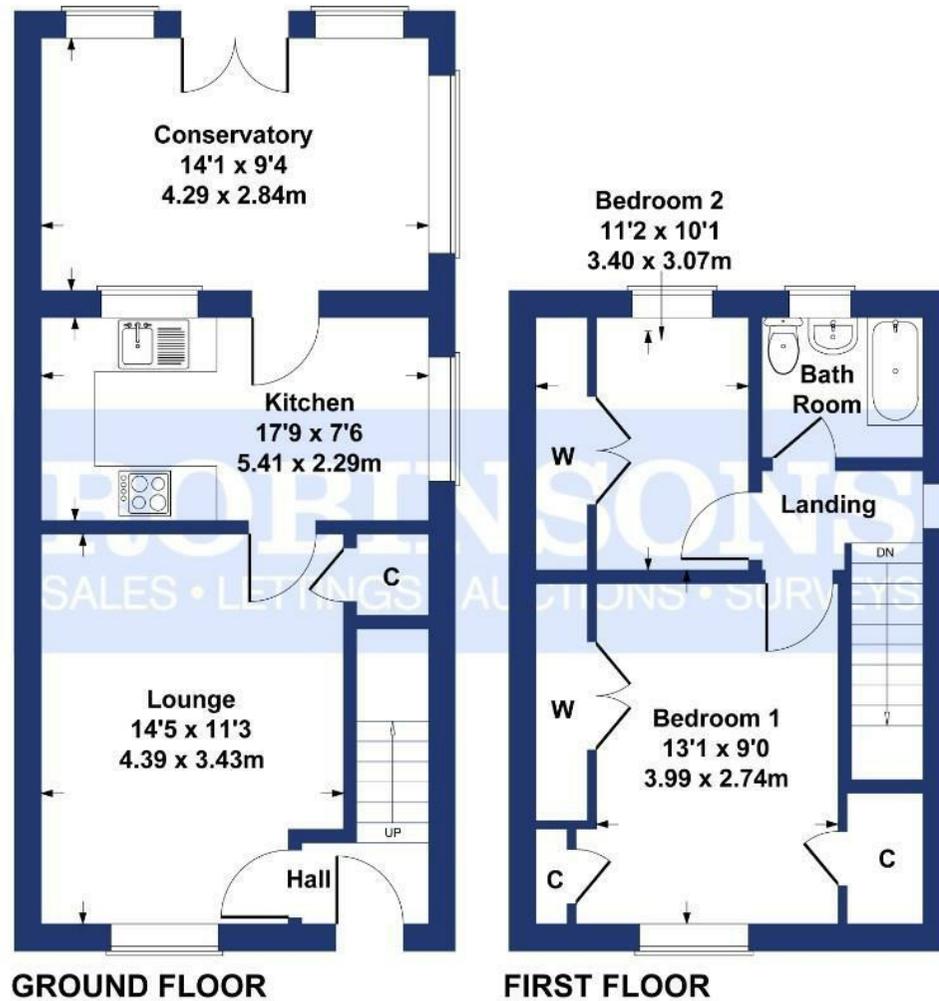
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

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.

# Buttermere Grove Crook

Approximate Gross Internal Area  
795 sq ft - 74 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. 2026

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		84
(81-81)	B		
(69-80)	C		70
(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. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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