

Durham Road

Crook DL15 8QW

Chain Free £85,000

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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Durham Road

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- Three Bedroom End Terraced Home
- EPC Grade D
- Garden Area To Rear
- CHAIN FREE
- Ground Floor Cloaks WC
- Gas Central Heating
- Good Sized Kitchen
- First Floor Bathroom
- Ideal Family Home

This popular end-terrace family home offers a wonderful opportunity for those seeking a comfortable and spacious living environment. This property is chain-free, making it an ideal choice for a smooth transition into your new home.

As you enter, you are welcomed into a generous lounge that provides a perfect space for relaxation and family gatherings. The well-appointed kitchen/breakfast room is designed for both functionality and comfort, allowing for enjoyable meal times. Additionally, the ground floor features a convenient cloakroom with a WC, enhancing the practicality of the home.

The property boasts three well-proportioned bedrooms, providing ample space for family members or guests. Each room is filled with natural light, creating a warm and inviting atmosphere. The sun porch adds an extra touch of charm, offering a delightful spot to enjoy the outdoors from the comfort of your home.

Built to last, this ex-council house combines durability with a homely feel, making it an excellent choice for families or first-time buyers. The front of the property presents a welcoming façade, further enhancing its appeal.

In summary, this three-bedroom end-terrace home on Durham Road is a fantastic opportunity for those looking for a family-friendly residence in Crook. With its spacious layout, practical features, and chain-free status, it is certainly worth considering for your next move.

GROUND FLOOR

Entrance Hallway
Via upvc entrance door, central heating radiator and stairs to first floor.

Kitchen/Breakfast Room
17'1" x 9'5" (5.231 x 2.875)
Fitted with wall and base units , stainless steel sink unit with mixer tap, plumbing for washing machine, integrated electric oven and gas hob, space for fridge freezer and upvc double glazed window to front & rear.

Inner Hallway
Having central heating radiator & large storage cupboard.

Lounge
17'11" x 9'11" (5.475 x 3.033)
Having a feature fireplace and upvc double glazed window to front & rear.

Sun Porch
7'11" x 5'10" (2.434 x 1.795)
Having upvc double glazed windows and door to rear garden.

Ground Floor Cloaks WC
Fitted with a wash hand basin , wc and central heating radiator.

FIRST FLOOR

Landing
With two storage cupboards one housing the gas boiler.

Bedroom One
13'4" x 9'10" (4.074 x 3.007)
Having central heating radiator and upvc double glazed window to front,

Bedroom Two
11'5" x 9'7" (3.502 x 2.931)
Having central heating radiator and upvc double glazed window to front.

Bedroom Three
9'1" x 7'6" (2.769 x 2.302)
Having central heating radiator and upvc double glazed window to rear.

Bathroom/WC
Fitted with a panelled bath having hand held shower over, wc, wash hand basin and central heating radiator.

Externally
Externally the the front is a small garden open plan with garden path leading to the front door.

To the rear is an enclosed garden and side passage to the front.

Energy Performance Certificate
To view the Energy Performance Certificate for this property, please use the following link:

https://find-energy-certificate.service.gov.uk/energy-certificate/4136-3226-7600-0728-3206

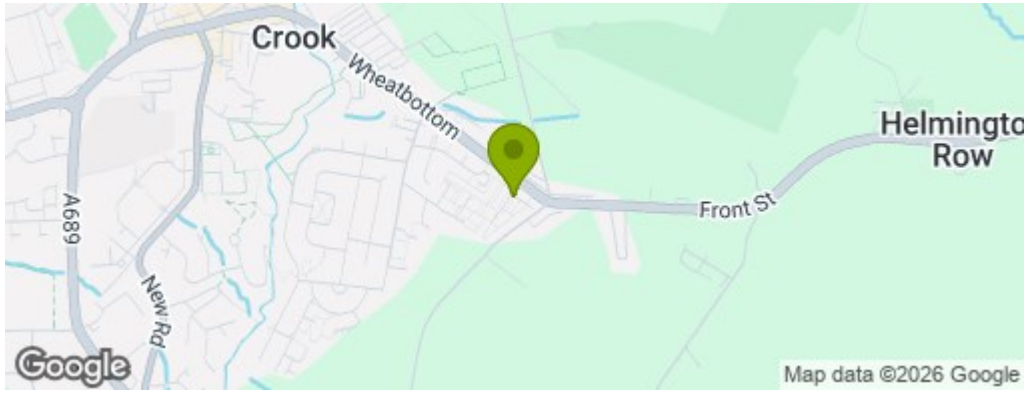
EPC Grade D

Other General Information
Tenure: Freehold
Gas and Electricity: Mains
Sewerage and water: Mains
Broadband: Superfast Broadband available. Highest available download speed 80 Mbps Highest available upload speed 20 Mbps
Mobile Signal/coverage: Good Coverage from Three, EE, Vodaphone and O2
Council Tax: Durham County Council, Band: A. Annual price: £1666.74 (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 the rivers and 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.





Property Information

01388 741174

5 South Street, Crook, DL15 8NE
crook@venturepropertiesuk.com