

Wesley Street

Crook DL15 9HH

Chain Free £75,000

Venture PROPERTIES









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- Two Bedroom First Floor Apartment
- EPC Grade C
- Shared Rear Garden Which Is Fenced
- CHAIN FREE
- Spacious Lounge
- Viewing By Appointment
- Town Centre Location
- Gas Central Heating

A great opportunity to acquire a first-floor flat on Wesley Street offers a delightful living experience in a vibrant town setting. Spanning an impressive 861 square feet, the property boasts a spacious layout that is both practical and inviting.

Upon entering, you will find a well-appointed lounge that serves as the perfect space for relaxation or entertaining guests. The flat features two comfortable bedrooms, providing ample room for a small family or professionals seeking a peaceful retreat. The kitchen is functional and ready for your culinary adventures, while the bathroom is conveniently located to serve the needs of the household.

One of the standout features of this property is the rear garden, which offers a private outdoor space for enjoying the fresh air or tending to your plants. The flat is equipped with gas central heating, ensuring warmth and comfort throughout the colder months.

This property is chain-free, making it an ideal choice for those looking to move in without delay. Additionally, it presents a fantastic opportunity for buy-to-let investors, given its central location and spacious design.

With its blend of comfort, convenience, and potential, this flat on Wesley Street is a must-see for anyone looking to make a wise investment or find a lovely home in Crook.

FIRST FLOOR APARTMENT

First Floor
With upvc double glazed front door and stairs leading to first floor.

Kitchen
12'7" x 12'4" (3.841 x 3.777)
Fitted with base units with contrasting work surfaces, integrated electric oven and hob, stainless steel sink unit , central heating radiator , plumbing for automatic machine and window to rear.

Bathroom/WC
Fitted with a panelled bath having shower over, wc, wash hand basin set to vanity unit,

Bedroom One
12'7" x 11'10" (3.841 x 3.615)
Having two stoarge cupboards one housing the gas boiler, central heating radiator and window to rear.

Bedroom Two
15'1" x 12'10" (4.604 x 3.928)
having central heating radiator and upvc double glazed window to front.

Lounge
18'7" x 14'2" (5.670 x 4.342)
Feature fireplace (no fire) central heating radiator and upvc double front.

Externally
To the rear is an enclosed garden.

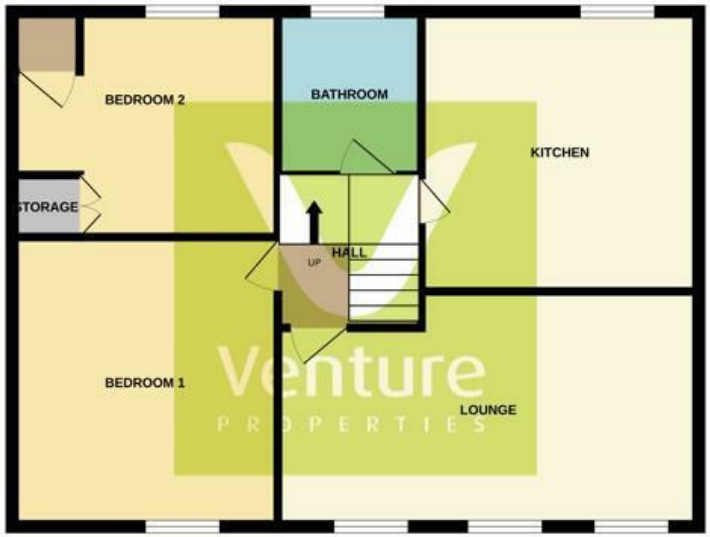
Agents Note
We understand a new leasehold title will be provided on this property. This is to be dealt with by the sellers solicitor through the conveyancing process. It is our understanding this will be 125 year lease.

Agents Note Garden
We understand the rear garden that is visible at the moment is going to be divided into two areas for both dwellings, 1a Wesley Street and 1 Wesley Street.

Other General Information
Tenure: Leasehold
Gas and Electricity: Mains
Sewerage and water: Mains
Broadband: Ultrafast Highest available download speed 1800 Mbps Highest available upload speed 220 Mbps
Mobile Signal/coverage: We would recommend speaking to your provider
Council Tax: Durham County Council, Band: A. Annual price: £1,624.04 (Maximum 2024)
Energy Performance Certificate Grade C
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 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.

FIRST 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

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