



Venture
PROPERTIES

Reservoir Terrace

Stanley Crook DL15 9RX

£85,000

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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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Reservoir Terrace

Stanley Crook DL15 9RX



- Two Bedroom Terrace
- EPC Grade D
- Rear Yard

- Garage & Rear Garden
- CHAIN FREE
- Gas Central Heating

- Views To Front
- Lounge & Dining Room
- First Floor Bathroom

A traditional two-bedroom terraced home presents a wonderful opportunity, especially for those seeking a CHAIN FREE purchase. Offering comfortable proportions throughout, the property awaits a touch of modernisation, making it ideal for first-time buyers, investors, or anyone looking to put their own stamp on a home with excellent potential.

The accommodation greets you with an inviting entrance hallway, leading to a spacious lounge and adjoining dining room—perfect for relaxing or entertaining guests. Continuing through the ground floor, a well-proportioned kitchen and useful ground floor WC add further practicality and convenience.

Upstairs, two generously sized bedrooms provide restful retreats, both served by a family bathroom. Gas central heating and double glazing are already in place, promising comfort all year round.

Externally, the property boasts an immediate enclosed rear yard, offering a private outdoor space. Beyond the service lane, you'll find a driveway providing valuable off-road parking, a detached garage for added storage or vehicle security, and a pleasant garden area—an ideal spot for enjoying the outdoors.

Stanley Crook itself is a friendly village community, surrounded by rolling County Durham countryside. The location is perfect for those who appreciate outdoor pursuits, with scenic walking and cycling routes nearby. Everyday amenities can be found in the neighbouring villages of Crook and Willington, both offering shops, cafés, and schools, whilst excellent road links connect you easily to Durham City, Bishop Auckland, and further afield.

This property is packed with potential and enjoys pleasant outlooks, making it a fantastic option whether you're looking for your next home or an investment. Don't miss your chance—contact us today to arrange a viewing and see the possibilities for yourself.

GROUND FLOOR

Entrance Hallway

Having central heating radiator, laminate flooring and stairs to first floor.

Lounge

15'2" x 11'8" (4.648 x 3.574)

Having laminate wood flooring, feature fireplace housing multi fuel burning stove and uPVC double glazed window front.

Dining Room

11'2" x 9'2" (3.415 x 2.801)

Having laminate wood flooring, central heating radiator, under stairs storage cupboard and uPVC double glazed window to rear.

Kitchen

12'6" x 9'2" (3.814 x 2.801)

Fitted with wall and base units having laminate work surfaces over, stainless steel sink unit, slot for oven, central heating radiator and uPVC double glazed window to rear.

Ground Floor WC

Fitted with a WC, wall mounted gas boiler and plumbing for washing machine.

Rear Lobby

Via uPVC double glazed rear door.

FIRST FLOOR

Landing

Having central heating radiator and uPVC double glazed window to rear.

Bedroom One

12'7" x 12'4" (3.837 x 3.784)

Fitted with sliding wardrobes, central heating radiator and uPVC double glazed window to front having views.

Bedroom Two

8'8" x 9'3" (2.656 x 2.842)

Having central heating radiator, laminate wood flooring and uPVC double glazed window to rear.

Bathroom/WC

Fitted with a white suite having bath, separate corner shower cubicle with electric shower over, WC, wash hand basin and central heating radiator.

Externally

Externally to the rear is a immediate enclosed yard, whilst over the service lane is a driveway providing off road parking along with detached garage and garden area behind.

Energy Performance Certificate

Please see the below link to view the Energy Performance Certificate;

<https://find-energy-certificate.service.gov.uk/energy-certificate/5300-5271-0122-7102-3223?print=true>

EPC Grade D

Other General Information

Tenure: Freehold

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: £1,666.64 (Maximum 2025)

Energy Performance Certificate Grade D

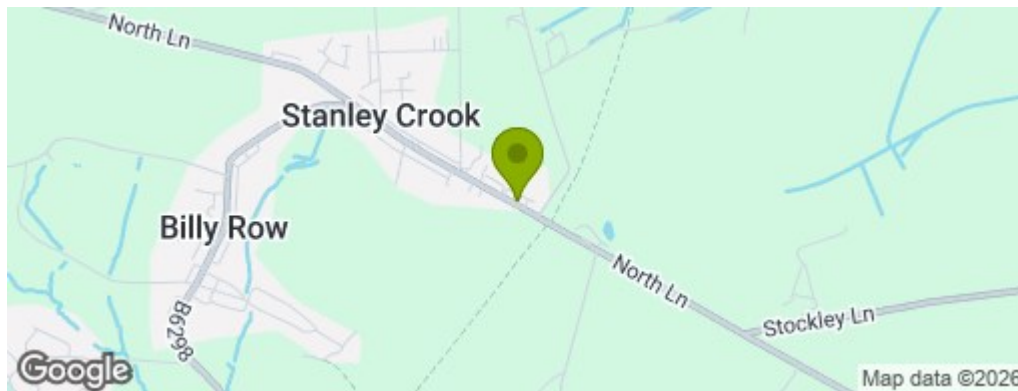
Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.
Flood Risk: Very low risk of surface water flooding and flooding from the rivers and the sea.

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.



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. Made with Metagen 02/20



Property Information

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