



Lax Terrace

Crook DL15 9PD

£147,000





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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Lax Terrace

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- Well Presented Two Bedroom Home
- Popular Location
- Two Reception Rooms

- Front Garden
- Downstairs WC
- Viewing Essential!

- Driveway And Garage
- First Floor Shower Room

Nestled in the charming area of Lax Terrace, Crook, this delightful terraced house presents an excellent opportunity for those seeking a comfortable family home. The property boasts two inviting reception rooms, perfect for both relaxation and entertaining guests. With two well-proportioned bedrooms, there is ample space for a growing family or for those who simply desire extra room for guests or a home office.

The ground floor features a convenient cloakroom with a WC, adding to the practicality of the layout. The lounge is a welcoming space, ideal for unwinding after a long day or enjoying quality time with loved ones. The property also includes a garage, providing secure storage or additional parking options.

Outside, the front garden offers a pleasant area to enjoy the fresh air, while the property benefits from parking for two vehicles, a valuable asset in this popular location.

This terraced home is not only well-situated but also offers a blend of comfort and functionality, making it an attractive choice for potential buyers or renters alike. With its appealing features and convenient amenities, this property is sure to capture the interest of many.

Ground Floor

Lobby

Having uPVC double glazed front door.

Hallway

Having central heating radiator and stairs to first floor.

Lounge

13'9" x 11'11" (4.209 x 3.643)

With central heating radiator and uPVC double glazed bay window to front, bio ethanol feature fireplace.

Dining Room

13'5" x 12'0" (4.102 x 3.669)

Having laminate flooring, central heating radiator, double doors to lounge and patio doors to rear.

Kitchen

18'8" x 6'11" (5.696 x 2.113)

Fitted with wall and base units with contrasting work surfaces over, sink unit with mixer tap, integrated appliances to include double eye level oven and grill, separate touch electric hob with extraction hood over, dishwasher, plumbing for washing machine and tumble dryer and fridge freezer, spot lighting to ceiling and two uPVC double glazed windows to the rear.

WC

Having wash hand basin, WC set to vanity unit and chrome heated towel rail.

First Floor

Landing

Having loft hatch with drop ladder and storage cupboard.

Shower / WC

Fitted with double shower cubicle with mains shower over, wash hand basin set to vanity unit, WC, chrome heated towel rail and under floor heating.

Bedroom One

13'1" x 14'5" (4.005 x 4.401)

With central heating radiator, fitted wardrobes to one wall and bay window to front.

Bedroom Two

13'1" x 9'1" (4.008 x 2.775)

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

Externally

To the rear is an enclosed yard, over the service lane is a driveway allowing off road parking and single garage with up and over door.

Energy Performance Certificate

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

[https://alto-live.s3.amazonaws.com/mnB3bHQzUs-PaISUSZzMy5eQAc/CnZNJ3uMKX7wJ5EWHMJ5tGaeQCg/EPC/\[0\]/XtB66suBzke3HqINtPX](https://alto-live.s3.amazonaws.com/mnB3bHQzUs-PaISUSZzMy5eQAc/CnZNJ3uMKX7wJ5EWHMJ5tGaeQCg/EPC/[0]/XtB66suBzke3HqINtPX)

EPC Grade D

Other General Information

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available download speed 1000 Mbps. Highest available upload speed 220 Mbps.

Mobile Signal/coverage: Likely with O2. We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: A Annual price: £1,547.03 (Maximum 2024)

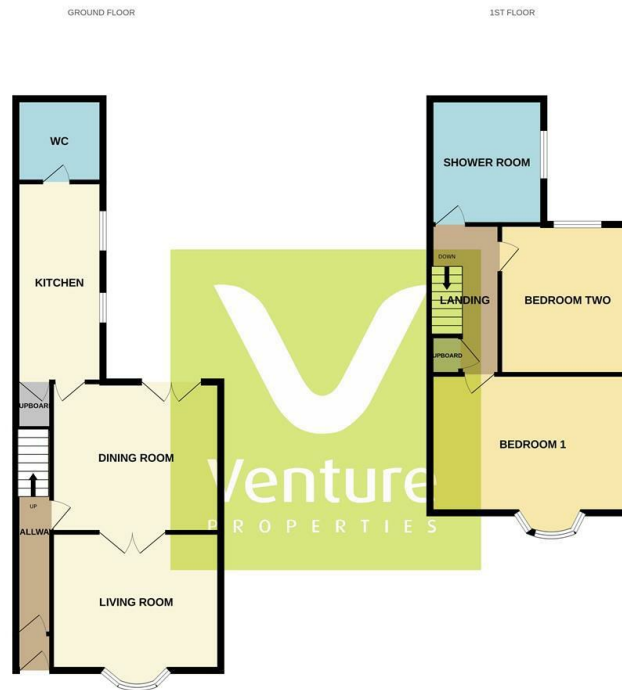
Energy Performance Certificate Grade D

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.

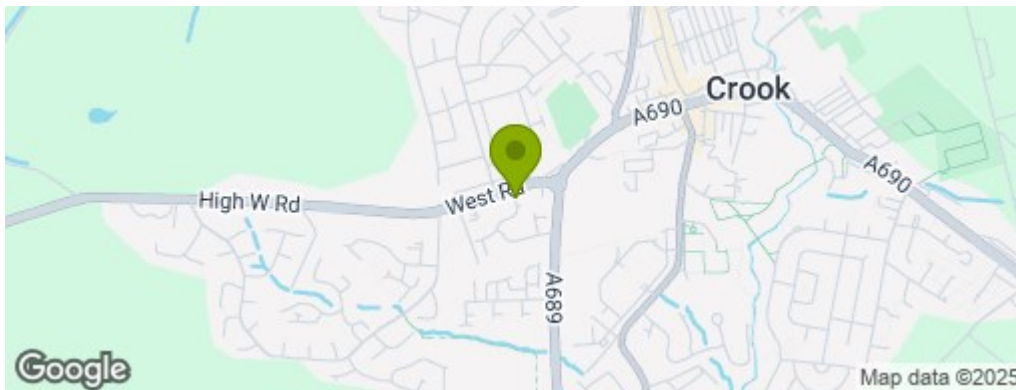
Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

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While 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 errors, omissions or misstatements. This plan is for guidance purposes only and should be used as such for any prospective purchaser. The accuracy of the floorplan is not guaranteed and no guarantee is given as to their suitability or efficiency can be given. Made with Metaplan C1000



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