



**Percy Street**

Crook DL15 9JQ

**Offers Over £110,000**



**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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# Percy Street

Crook DL15 9JQ

- MUST SEE
- EPC Grade D
- Enclosed Yard plus Garden

A beautifully appointed THREE BEDROOM, TWO RECEPTION ROOM end terrace property located a short walk from the Town Centre of Crook. Crook has a range of amenities, schooling and recreational facilities and is ideally placed for the commuter with good road links to Durham, Darlington and Newcastle.

The property has been well maintained by the current vendors with high quality fixtures and fittings throughout. In brief comprising lounge, dining room, kitchen and bathroom whilst to the first floor three bedrooms. Externally an enclosed yard and GARDEN over the lane.

## Ground Floor

### Entrance

Accessed via a UPVC entrance door.

### Lounge

18'6" x 13'5" (5.659 x 4.097)

Located to the front elevation of the property having media wall will alcove shelving and tiled inglenook with space for an electric stove style fire and wooden mantle over, UPVC bay window, central heating radiator and access to a useful storage cupboard. Double opening doors lead into the dining room.

### Dining Room

13'3" x 13'5" (4.064 x 4.112)

Having UPVC window, central heating radiator, stairs rise to the first floor and access to a useful understand storage cupboard.

### Kitchen

Fitted with Co tasting high gloss cream and purple units with laminate work surfaces over. Integrated electric oven, gas hob and extraction fan plus washing machine. Stainless steel sink with spray mixer tap and UPVC window overlooking the yard and garden beyond.

### Rear Entrance

Having UPVC door to the rear.

- Three Bedrooms
- Kitchen
- Gas Central Heating

### Bathroom

Fitted with a three piece suite comprising bath with shower over plus separate handheld shower attachment. WC and wash hand basin set on a vanity display cabinet, anthracite radiator and obscured UPVC window.

### First Floor

#### Landing

Stairs rise from the dining room and provide access to the first floor accommodation, the loft having pull down ladder with power and velux roof light. Central heating radiator.

#### Bedroom One

12'7" x 13'6" (3.844 x 4.122)

Located to the front elevation of the property having UPVC window, central heating radiator and alcove shelving.

#### Bedroom Two

10'5" x 12'6" (3.187 x 3.822)

Located to the rear elevation of the property having UPVC window, double fitted cupboard housing the gas central heating boiler, radiator and over bed built in storage cupboards.

#### Bedroom Three

6'11" x 6'2" (2.121 x 1.902)

Having UPVC window and central heating radiator.

### Exterior

To the side of the property there is an enclosed yard with gated access to a lane. Over the lane is a garden mainly laid to lawn with patio seating.

### Agents Note

Please note the garden area is currently on a separate title to the property.

### Energy Performance Certificate

To view the full energy performance certificate for this property please use the link below:



x 3



x 1



x 2

- Two Reception Rooms
- Ground Floor Bathroom
- UPVC Double Glazed

<https://find-energy-certificate.service.gov.uk/energy-certificate/2734-0427-4300-0949-5202>

EPC Grade D

### 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 EE, Three, O2 and Vodafone

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.

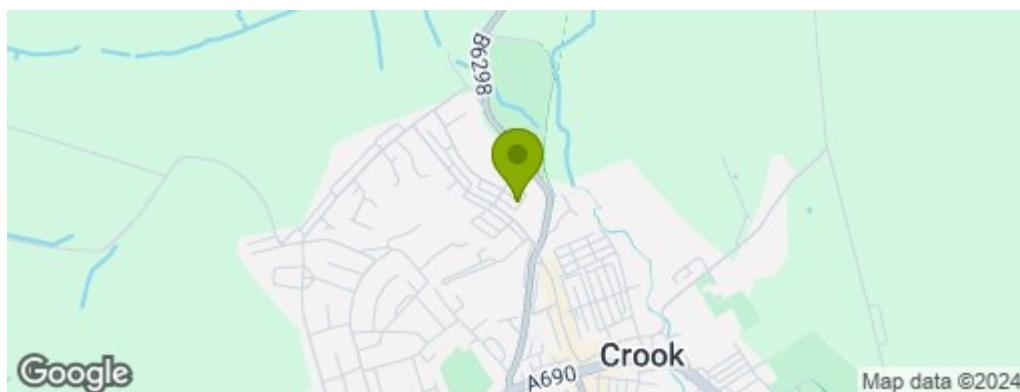
Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea

### Disclaimer

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and other features are approximate. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The plan is not to scale and has not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metrop 0224.



## Property Information

Tenure - Freehold  
Council Tax Band A - Durham County Council

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