



**Dickens Way**

Crook DL15 9FQ

**Chain Free £115,000**





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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# Dickens Way

Crook DL15 9FQ



- Two Bedroom Semi Detached House
- EPC Grade C
- Rear Enclosed Garden

- CHAIN FREE
- Ground Floor WC
- Driveway To Side

- Newly Carpeted & Decorated
- Kitchen/Diner
- Ideal Starter Home

CHAIN FREE, A delightful two bedroom semi detached property located a short walk into the Town Centre of Crook. Recently decorated throughout with new flooring this property is ready to move straight into. Ideal for first time buyer, investor or small family. The property in brief comprises of entrance, lounge, ground floor WC, dining kitchen and two good size bedrooms plus family bathroom to the first floor. Externally off road parking for two vehicles and enclosed garden to the rear. This really is one not to be missed.

## Ground Floor

### Entrance

Stairs rise to the first floor, cloaks hanging space and central heating radiator.

### Lounge

9'5" x 13'5" (2.872 x 4.101)

Having UPVC window and central heating radiator.

### Cloaks/WC

Fitted with WC, wash hand basin, central heating radiator and extraction fan

### Kitchen/Diner

12'7" x 9'10" max (3.836 x 3.004 max)

Fitted with a range of base and wall units with laminate work surfaces over and tiled splash backs. One and half bowl stainless steel sink unit with UPVC window above, electric oven with gas hob and ample space for free standing appliances as required. Central heating radiator and door leading to the rear garden. Space for a dining table and chairs if required.

## First Floor

## Landing

Stairs rise from the entrance hallway and provide access to the first floor accommodation and the loft.

## Bedroom One

12'8" x 8'2" (3.877 x 2.502)

Located to the rear elevation of the property having UPVC window and central heating radiator.

## Bedroom Two

9'3" x 12'7" max (2.820 x 3.859 max)

Located to the front elevation of the property having UPVC window, central heating radiator and access to a storage cupboard housing part of the central heating system.

## Bathroom/WC

Fitted with a three piece suite comprising bath with handheld shower head attachment over, WC, wash hand basin, partially tiled, central heating radiator, extraction fan and obscured UPVC window.

## Externally

To the front of the property is a lawned area with a paved pathway to the front door whilst to the side is off road parking for two vehicles. To the rear of the property is an enclosed garden mainly laid to lawn bounded by fencing.

## Energy Performance Certificate

To view the full Energy Performance Certificate please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/8790-4037-0022-4523-3953>

EPC Grade C

## 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: B Annual price: £1,894.71 (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, very low risk of flooding from the rivers and 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.

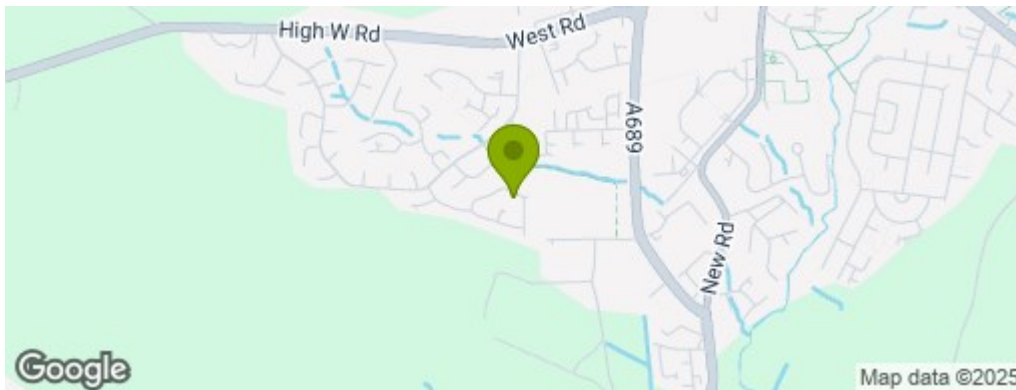
GROUND FLOOR

1ST 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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