

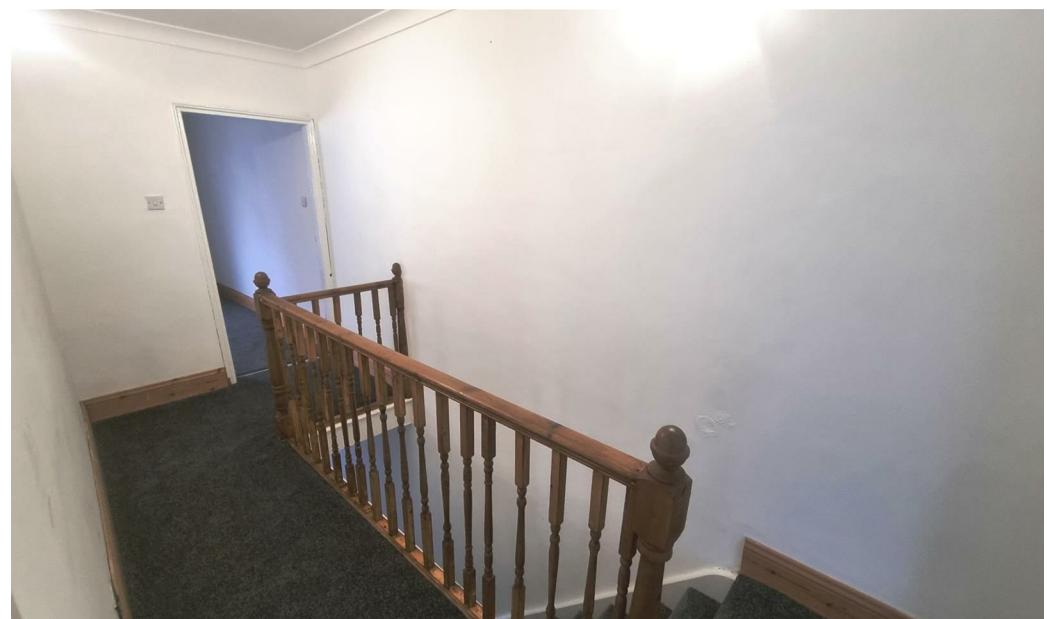


Rosemount Terrace

Crook DL15 9EN

Chain Free £69,950





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Rosemount Terrace

Crook DL15 9EN



- Two Bedroom Traditional Terraced Home
- EPC Grade C
- Rear Yard

- Chain Free
- Recently Fitted Kitchen
- Town Centre Location

- Front Garden
- Spacious Bathroom
- Gas Central Heating

This spacious two-bedroom terraced house is a gem waiting to be discovered. Situated in a chain-free arrangement, this stone fronted property boasts a lounge, dining room and modern kitchen perfect for relaxing evenings.

As you step inside, you'll be greeted by a traditional layout that exudes warmth and character. The front garden offers a lovely outdoor space, ideal for enjoying a cup of tea on a sunny day or for cultivating your own little garden oasis.

With one bathroom to cater to your needs, this property provides a comfortable living space for you and your loved ones. The spacious design ensures that you have plenty of room to make this house your home.

Don't miss out on the opportunity to own this charming terraced house in Crook. Whether you're looking for a cozy retreat or a place to start a new chapter, this property has the potential to be the perfect fit for you. Book a viewing today and envision the possibilities that await in this lovely traditional home.

GROUND FLOOR

Entrance Hallway

UPVC double glazed front entrance door, central heating radiator, staircase to the first floor and coving to ceiling.

Lounge

12'0" x 12'0" (3.66 x 3.66)

Louis XIV fireplace, marble insert and hearth, living flame gas fire, UPVC double glazed window, double central heating radiator, cornice to ceiling and wall light points.

Dining Room

14'7" x 12'4" (4.45 x 3.78)

UPVC double glazed window, double central heating radiator and coving to ceiling.

Inner Hallway

Central heating radiator and timber door to storage cupboard.

Kitchen

11'8" x 6'3" (3.58 x 1.93)

With a range of grey wall and base units, laminated working surfaces over, inset single drainer sink unit, mixed taps over, tiled splash backs, UPVC double glazed window, gas hob and electric oven, extractor, plumbing and space for washing machine, laminated floor and UPVC double glazed entrance door.

FIRST FLOOR

Landing

Spindle balustrade, coving to ceiling and loft access.

Bedroom One

15'5" x 12'2" (4.72 x 3.71)

UPVC double glazed window and central heating radiator.

Bedroom Two

14'6" x 9'6" (4.42 x 2.92)

UPVC double glazed window, central heating radiator and storage cupboard housing gas boiler.

Bathroom/ WC

With corner panelled bath, WC, pedestal wash hand basin, separate shower cubicle being tiled with electric shower, opaque UPVC double glazed window and central heating radiator.

External

To the front of the property there is a garden forecourt, whilst to the rear there is an enclosed yard.

Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/3120-0093-0516-5190-1403>

EPC Grade C

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Available Highest available download speed 1800 mbps.

Highest available upload speed 120 Mbps

Mobile Signal/coverage: Likely to be good with 02

Council Tax: Durham County Council, Band: A Annual price: £1624.04 (Maximum 2025)

This property has been vacant for a number of months, additional council tax charges may be payable upon completion.

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 rivers and the sea

This property has been vacant for a number of months, additional council tax charges may be payable upon completion.

Disclaimer

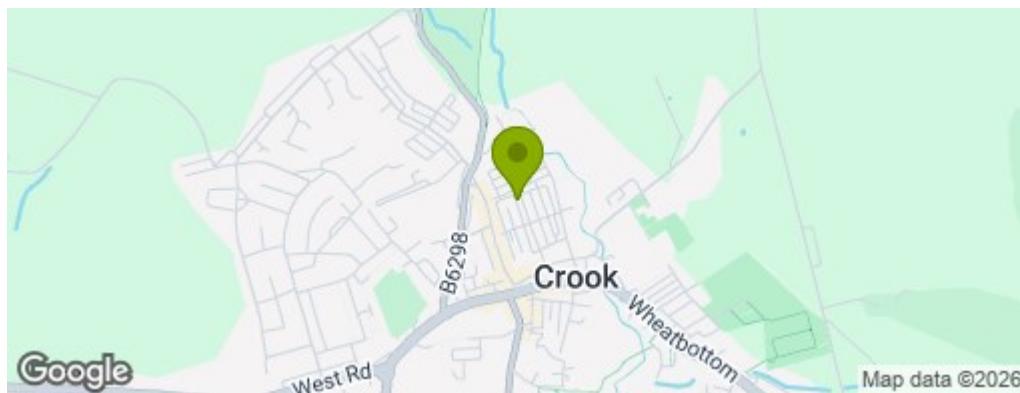
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are taken from the original drawing and are not to scale. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services and fixtures mentioned have not been tested and no guarantee as to their operability or efficiency can be given.
Made with ArchiCAD 23/24

Property Information

Durham County Council - Council Tax Band A
Tenure - Freehold



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