



Scafell Gardens

Crook DL15 8PE

Chain Free £90,000





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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Scafell Gardens

Crook DL15 8PE



- CHAIN FREE
- EPC Grade C
- Wet Room

- Must SEE
- Two Reception Rooms
- Off Road Parking

- Exceptional Gardens
- Three Bedrooms
- Gas Central Heating

CHAIN FREE we are delighted to offer to the market this lovely three bedroom, TWO RECEPTION ROOM semi DETACHED property, in need of some modernisation but will make a beautiful family home, spacious accommodation and gardens. In brief comprising of entrance hall, lounge/diner, play room/home office and breakfast kitchen whilst to the first floor THREE BEDROOMS and wet room. Externally the property has an exceptional sized enclosed rear garden and to the front a block paved driveway allowing OFF ROAD PARKING.

Ground Floor

Entrance Hall

Accessed via a UPVC entrance door, stairs rise to the first floor and a central heating radiator.

Lounge Diner

19'8" x 10'7" (6.011 x 3.238)

Having a dual aspect a lovely bright and spacious room with ample room for both living and dining furniture as required, two central heating radiators and electric fire.

Breakfast Kitchen

13'8" x 10'10" (4.172 x 3.309)

Fitted with a range of grey base units with laminate work surfaces over, stainless steel sink unit, two UPVC windows and YPVC door to the rear garden, central heating radiator and access to a useful under stair storage cupboard. There is also space for a dining table if required.

Office/Play Room/Potential Fourth Bedroom

8'1" x 7'1" (2.468 x 2.168)

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

First Floor

Landing

Stairs rise from the first floor and provide access to the first floor accommodation, UPVC window.

Bedroom One

10'5" x 13'6" (3.193 x 4.119)

Located to the front elevation of the property having UPVC window, central heating radiator and two useful storage cupboards one of which houses the gas central heating boiler.

Bedroom Two

10'8" x 10'5" (3.269 x 3.186)

Also located to the front elevation of the property having UPVC window, central heating radiator and useful storage cupboard.

Bedroom Three

9'0" x 7'7" (2.755 x 2.331)

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

Wet Room/WC

Wet room shower area with electric shower over, WC wash hand basin with vanity storage below, two UPVC windows and central heating radiator.

Exterior

To the front of the property is a block paved driveway allowing off road parking via wrought iron double opening gates, gated access allows access to the side and rear of the property. The rear garden has an extensive enclosed garden which is mainly laid to lawn with patio seating area, hard standing for a shed bounded by fencing.

Energy Performance Certificate

To view the full energy performance certificate for this property

please use the link below:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0072-3029-0208-0427-1200>

EPC Grade C

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Available Highest available download speed 9000 Mbps Highest available upload speed 9000 Mbps

Mobile Signal/coverage: Good

Council Tax: Durham County Council, Band: A Annual price: £1547.03 (Maximum 2024)

This property has been vacant for several 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: Low risk of surface water flooding. Very low risk of flooding from rivers and the sea

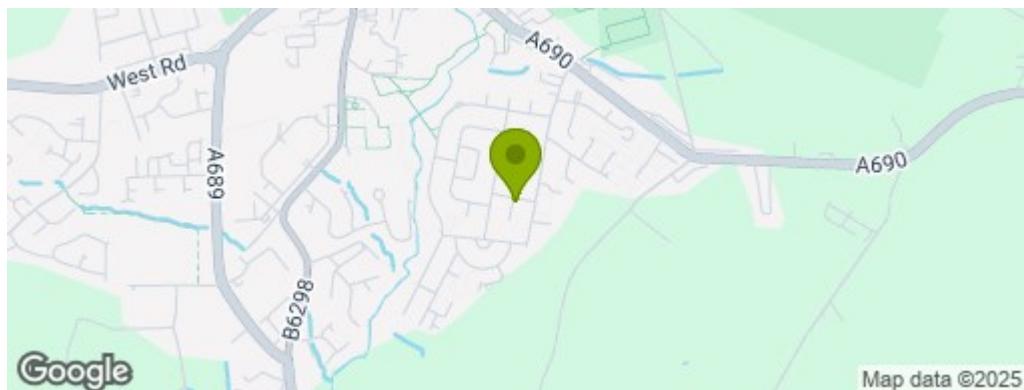
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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

Council Tax Band A - Durham County Council
Tenure - Freehold

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