



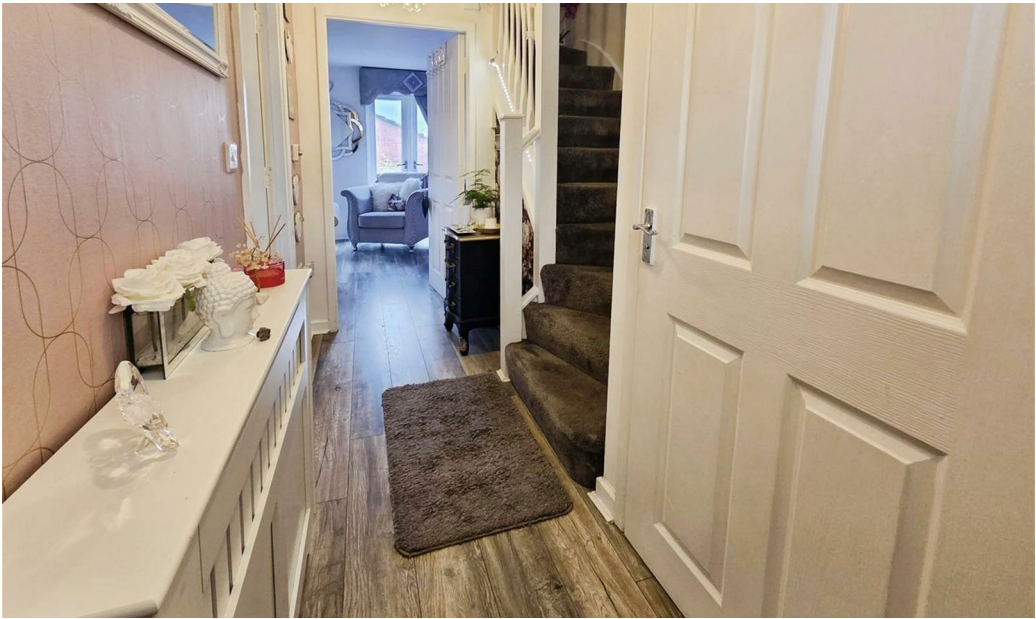
**Murphy Close**

Crook DL15 9GL

**£125,000**







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# Murphy Close

## Crook DL15 9GL



- Two Bedroom Mid Terraced Home
- EPC Grade C
- Rear Enclosed Garden

- Ground Floor Cloaks WC
- Fitted Kitchen
- Garage & Drive In Separate Block

- Lounge Sets of Patio Doors
- Two Double Bedrooms
- Ideal Starter Home

This two-bedroom terraced house is offered for sale in Crook, providing a well-presented modern home with practical features and convenient access to local amenities.

The ground floor comprises an entrance hallway, ground floor WC, fitted kitchen and a reception room with two sets of French doors opening directly onto the rear garden, creating a pleasant connection between indoor and outdoor space. To the first floor there are two double bedrooms and a family bathroom, making the property suitable for a range of buyers seeking comfortable two-bedroom accommodation.

Externally, the house benefits from a driveway and a single garage to the rear, together with a rear garden enjoying a sunny aspect.

The property is located in a residential area of Crook, within reach of nearby schools and local amenities including supermarkets, independent shops, cafés and everyday services in and around Crook town centre. Riverside and countryside walks are accessible in the wider Wear Valley area, offering opportunities for outdoor recreation.

Public transport links include regular bus services from Crook towards Durham, Bishop Auckland and surrounding towns, providing onward rail connections to Newcastle, Darlington, York and beyond. Durham is typically around 25–35 minutes away by bus, depending on route and traffic. Road links via the A690 and A68 give access to the regional road network, making the property a practical base for commuting across County Durham and the North East.

### GROUND FLOOR

#### Entrance Hallway

Via upvc double glazed entrance door, central heating radiator, stairs to first floor.

#### Cloaks/WC

Having white wc, wash hand basin and central heating radiator.

#### Kitchen

11'8" x 7'4" (3.562 x 2.252)

Fitted with wall and base units having laminate work surfaces over, sink unit with mixer tap, plumbing for washing machine, integrated electric oven and gas hob having extractor hood over, space for fridge freezer, tiled splash backs, space for breakfast table, central heating radiator and uPVC double glazed window to front.

#### Lounge

14'9" x 10'10" (4.511 x 3.311)

Having two sets of french patio doors into garden, under stairs storage cupboard and central heating radiator,

### FIRST FLOOR

#### Landing

With loft hatch.

#### Bathroom/WC

Fitted with a white suite having panelled bath with mains shower, wc, wash hand basin, part tiled walls and central heating radiator.

#### Bedroom One

14'6" x 6'9" (4.443 x 2.076)

Having two uPVC double glazed windows to front and central heating radiator.

#### Bedroom Two

14'6" x 7'8" (4.442 x 2.352)

Having two uPVC double glazed windows, central heating radiator and storage cupboard.

#### Externally

Externally to the front is a open plan garden area laid to lawn. Whilst to the rear is a enclosed pleasant patio garden laid to lawn having rear gate leading round to a single garage and driveway.

#### Energy performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/9202-0202-1604-8792-2614>

EPC Grade C

#### Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast Highest available download speed 80 Mbps Highest available upload speed 20 Mbps

Mobile Signal/coverage: We recommend speaking to your local network provider  
Council Tax: Durham County Council, Band: B Annual price: £1,894.71 (Maximum 2025)

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 and flooding from rivers and the sea.

#### Disclaimer

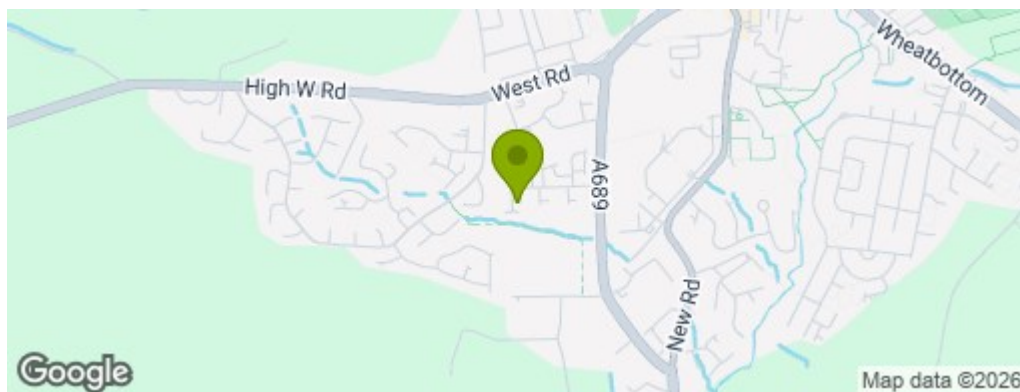
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GROUND FLOOR

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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