



VENTURE  
PLATINUM

High West Road | Crook  
Chain Free £300,000



CHAIN FREE! Nestled on High West Road in Crook, this substantial detached bungalow presents an exceptional opportunity for those seeking a spacious and versatile home. Boasting three well-proportioned bedrooms, this property is perfect for families or those looking to downsize without compromising on space.

The bungalow features a bathrooms and separate wc, ensuring convenience for all residents and guests. With three reception rooms, there is ample living space to accommodate both relaxation and entertainment, allowing for a comfortable lifestyle. The layout is designed to provide flexibility, making it easy to adapt the space to suit your needs.

Set on a large plot, the property is surrounded by beautifully landscaped gardens on all sides, offering a serene outdoor retreat. Whether you wish to enjoy a morning coffee in the sun or host gatherings with friends and family, the gardens provide a perfect backdrop for outdoor living.

Additionally, the property includes a double garage, providing ample storage and parking space, which is a rare find in today's market. Being chain-free, this bungalow allows for a smooth and straightforward purchasing process, making it an attractive option for prospective buyers.

In summary, this three-bedroom detached bungalow on High West Road is a remarkable find, combining generous living space, beautiful gardens, and the potential for personalisation. It is a must-see for anyone looking to make a house their home in a desirable location.

#### Ground Floor

##### Entrance Porch

Tiled flooring, front entrance door and two front leaded window to front.

##### Hallway

Central heating radiator and coving to ceiling and loft hatch with drop ladder, the sellers have advised the loft is quite large and could be converted subject to the relevant planning permission being obtained.

##### Cloaks/WC

Wash hand basin and WC.

##### Kitchen 4.500 x 4.149 (14'9" x 13'7")

Fitted with wall and base units having contrasting work surfaces over, double integrated electric oven and separate gas hob, one and a half bowl sink unit, plumbing for washing machine, breakfast bar, integrated fridge freezer, wine rack, walk in pantry and window to side.

##### Dining Room 4.239 x 3.323 (13'10" x 10'10")

Having wood flooring, central heating radiator and two leaded windows to front.

##### Lounge 6.194 x 4.155 (20'3" x 13'7")

Having feature fireplace (sellers have advised the gas has been capped off inside fireplace), central heating radiator and double doors leading to garden room.

##### Garden Room 5.793 x 3.510 (19'0" x 11'6")

Having two central heating radiators and sliding patio doors to front garden.





**Bedroom One 3.879 x 4.504 (12'8" x 14'9")**  
Having fitted wardrobes, central heating radiator and leaded window to front.

**Bedroom Two 4.609 x 3.340 (15'1" x 10'11")**  
Having fitted wardrobes, central heating radiator and leaded window to rear.





**Bedroom Three 2.95m x 3.00m (9'8" x 9'10" )**

Having wardrobe, central heating radiator and leaded window to side.

**Office 2.100 x 1.958 (6'10" x 6'5")**

Having leaded window to rear.

**Bathroom**

With a panelled bath having mains shower over, wash hand basin and central heating radiator.

**Seperate WC**

Having WC.



#### Rear Area And Outbuildings

To the rear is also an enclosed area connecting to the garage, this houses an outbuilding and coal house, useful storage area with uPVC double glazing and door to access the side garden.

#### Double Garage

A large double garage with part wall between, the garage has one electric door, one manual door, power and water. A double driveway leading to the garage provided off road parking.

#### Externally

To the side is a garden utility area used for greenhouses and potting plants, there are two greenhouses in this space. To the front, side and rear is beautifully well stocked landscaped gardens laid to lawn.

#### Agents note

We understand this property is unregistered, therefore at the point of purchase first registration will be required. For further information please contact your legal representative or solicitors for clarification.

#### Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available download speed 1800 Mbps. Highest available upload speed 220 Mbps.

Mobile Signal/coverage: Likely with O2. We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: E Annual price: £2,977.41 (Maximum 2025)

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

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.

#### 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/9035-3127-2400-0460-8222>

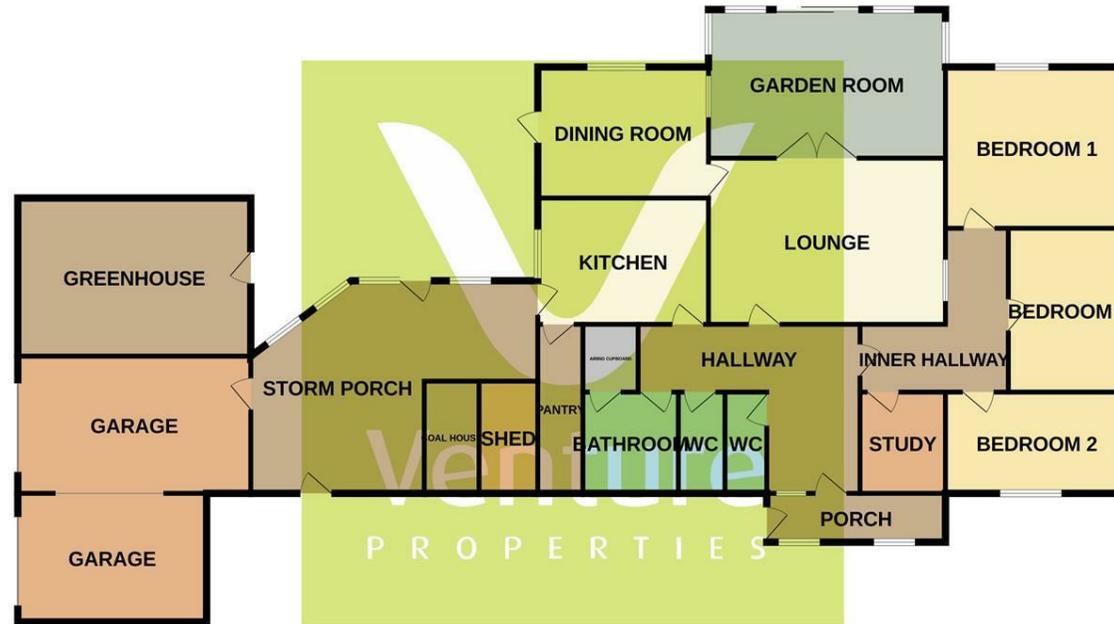
EPC Grade D





# 32 High West Road | Crook

## GROUND 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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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