



**Croft Street**

Crook DL15 8QF

**£67,000**

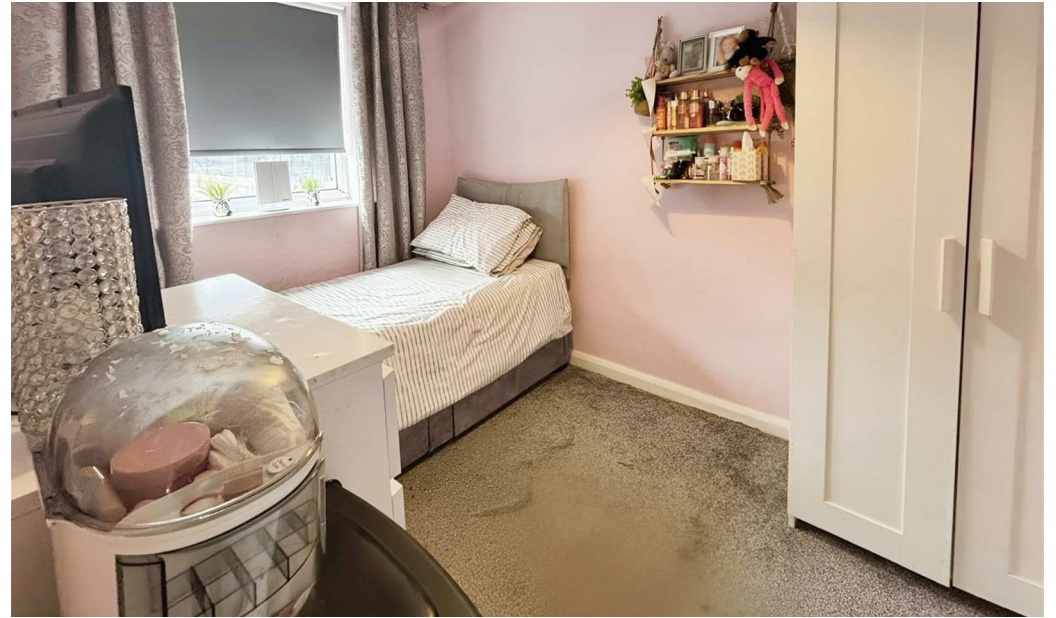






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# Croft Street

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- Ideal First Time Buy or Investment Opportunity
- EPC Grade C
- Gas Central Heating

- Spacious Kitchen Diner
- Two Outhouses At Rear
- Town Center Location

- First Floor Bathroom
- Shared Rear Yard
- Viewing Reccommended

Welcome to this charming two-bedroom mid-terrace house located on Croft Street. Situated in the heart of the town centre, this property offers convenience and comfort all in one.

As you step inside, you are greeted by a cosy reception room perfect for relaxing after a long day. The kitchen diner is ideal for preparing delicious meals and enjoying them with family and friends.

Upstairs, you will find two well-appointed bedrooms, providing a peaceful retreat for a good night's sleep. The first-floor bathroom offers convenience and privacy for all residents.

This house is equipped with gas central heating, ensuring warmth and comfort during the colder months. Additionally, the UPVC double glazed windows help to keep the property energy-efficient and quiet.

Don't miss the opportunity to make this lovely house your new home. With its central location and inviting features, this property is sure to capture your heart. Contact us today to arrange a viewing and experience the charm of Croft Street living for yourself.

## GROUND FLOOR

### Entrance Hallway

Via UPVC double glazed door, central heating radiator and stairs to first floor.

### Lounge

14'09 x 12'01 (4.50m x 3.68m)

With double central heating radiator and UPVC double glazed window to front.

### Kitchen

13'01 x 7'11 (3.99m x 2.41m)

A fitted kitchen with a range of wall and base units having laminate work surfaces over, stainless steel sink unit with mixer tap over, plumbing for washing machine, part tiled walls, double central heating radiator, large under stairs storage cupboard housing the fridge freezer and tumble dryer, two UPVC double glazed windows and door to rear.

## FIRST FLOOR

### Landing

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

### Bedroom One

12'09 x 12'00 (3.89m x 3.66m)

Having fitted wardrobes to one wall, single central heating radiator and UPVC double glazed window to front.

### Bedroom Two

9'07 x 7'06 (2.92m x 2.29m)

With double central heating radiator and UPVC double glazed window to rear.

### Bathroom/WC

Fitted with a white suite having panelled 3/4 bath, WC, wash hand basin set on a vanity storage cabinet, part tiled walls, single central heating radiator and UPVC opaque double glazed window to rear.

### Exterior

Externally to the rear is a large shared yard area and two outhouses.

## Energy Performance Certificate

To view the energy performance certificate for this property please use the link below:

<https://find-energy-certificate.service.gov.uk/energy-certificate/9234-9323-4400-0726-0226>

EPC Grade C

## Additional Property Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Available Highest available download speed 1000 Mbps

Highest available upload speed 220 Mbps

Mobile Signal/coverage: Likely to be good with EE and O2. We recommend you contact your service provider to confirm coverage.

Council Tax: Durham County Council, Band: A Annual price: £ 1,547.03 (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: Medium risk of surface water flooding. Very low risk of flooding from rivers or the sea.

Conservation area: Crook designated 1975 Amended 2013

Disclaimer

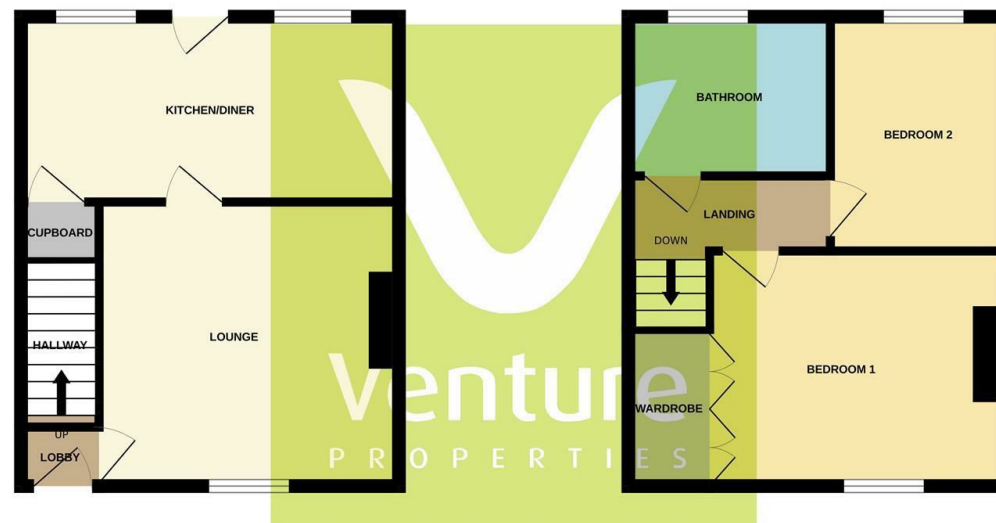
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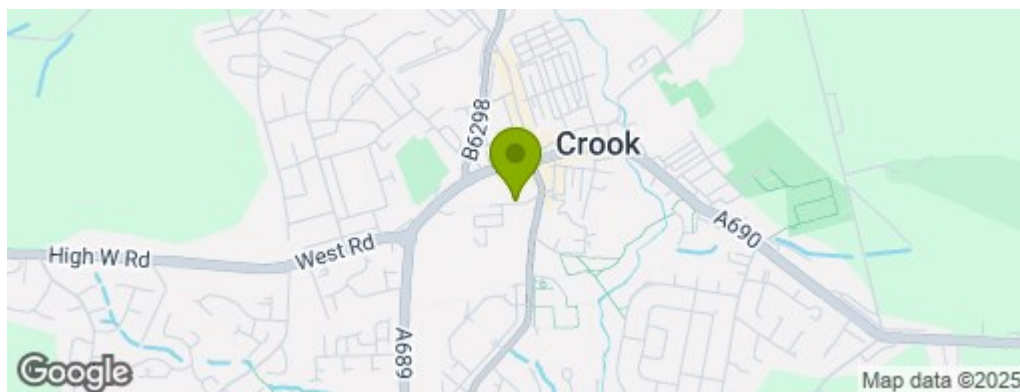


GROUND FLOOR

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

Durham County Council - Council Tax Band A  
Tenure - Freehold

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