



Langdale Avenue

Crook DL15 8PT

Offers Over £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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Langdale Avenue

Crook DL15 8PT



- Recently Renovated
- EPC Grade D
- Gas Central Heating

- Stunning Kitchen
- Large Corner Plot
- Through Lounge/Dining Room

- Well Appointed Bathroom/wc
- UPVC Double Glazed
- Ideal For A First Time Buyer

Nestled on the charming Langdale Avenue in Crook, this semi-detached house presents an exceptional opportunity for those seeking a modern and stylish home. Recently renovated to a high standard, the property boasts a stunning kitchen that is sure to impress any culinary enthusiast. The well-appointed bathroom offers both comfort and functionality, making it a delightful space for relaxation.

With two spacious bedrooms, this home is perfect for small families, couples, or individuals looking for extra space. The generous reception room provides a welcoming area for entertaining guests or enjoying quiet evenings in.

One of the standout features of this property is its large corner plot, which offers ample outdoor space for gardening, play, or simply enjoying the fresh air. The location is ideal, providing a peaceful residential setting while still being conveniently close to local amenities and transport links.

This property is a true gem, combining modern living with the charm of a traditional home. It is ready for you to move in and make it your own. Don't miss the chance to view this delightful residence in Crook.

Ground Floor

Entrance Hallway

Newly installed front entrance door, central heating radiator and UPVC double glazed window to the side elevation

Through Lounge And Dining Room

19'11" x 9'4" (6.084 x 2.863)

UPVC double glazed widows to the front and rear elevations, central heating radiators. Feature fireplace with inset electric fire

Kitchen

12'10" x 7'4" (3.917 x 2.259)

Recently fitted to a high standard including wall and base units, laminated working surfaces over, inset stainless steel sink unit with mixer taps over, UPVC double glazed window to the rear elevation, a range of integral appliances including electric hob, electric over and extractor hood over, central heating radiator. Recently installed side entrance door

First Floor

Landing

UPVC double glazed window to the side elevation and loft access

Bedroom One

12'4" x 9'3" (3.782 x 2.843)

Two UPVC double glazed windows to the front elevation, fitted wardrobes to one full wall. There is also a useful overstairs storage cupboard

Bedroom Two

10'4" x 10'0" (3.175 x 3.066)

UPVC double glazed window to the rear elevation, central heating radiator, storage cupboard housing gas boiler

Bathroom/wc

Extensively and recently refitted including panelled bath with mains shower over and sower screen, wc, pedestal wash hand basin, central heating radiators, opaque UPVC double glazed window, decorative grey walls

Exterior

Occupying a large corner plot with lawned gardens to three sides. There is also a useful outhouse with plumbing and space for washing machine and an additional storage shed.

Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/5135-3028-6500-0763-4226>

EPC Grade D

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Highest available download speed 10000

Mbps Highest available upload speed 10000 Mbps

Mobile Signal/coverage: We would recommend you speak to your provider

Council Tax: Durham County Council, Band: A. Annual price: £1,624.04 (Maximum 2024)

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, and flooding from rivers/sea

Disclaimer

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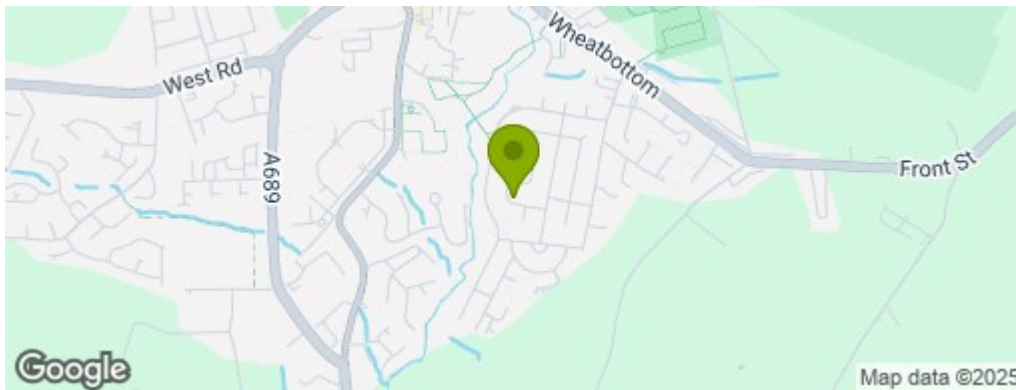
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GROUND FLOOR

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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