



## Osbourne Gardens

Crook DL15 9DA

Chain Free £100,000





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# Osbourne Gardens

Crook DL15 9DA



- CHAIN FREE
- EPC Grade D
- Gas Central Heating

- Substantial Three Bed
- Extensively Fitted Kitchen
- UPVC Double Glazing

- Lovely Accommodation
- Viewing Essential
- Two Reception Rooms

CHAIN FREE - Offered for sale in LOVELY decorative order, is this substantial THREE BEDROOM family property. It has the added advantage of a DRIVEWAY to the rear providing OFF ROAD CAR PARKING for two vehicles and a lovely ENCLOSED GARDEN. The accommodation includes entrance hallway, lounge with feature fireplace, separate dining room, extensively fitted kitchen. Whilst to the first floor there is a spacious landing, three bedrooms and a well appointed fitted bathroom/WC. We have no hesitation in recommending an early inspection to avoid disappointment.

## Ground Floor

### Entrance Hallway

A composite door leads into the entrance of the property, staircase to the first floor and central heating radiator.

### Lounge

12'11" x 15'04" (3.94m x 4.67m)

With feature Marble fireplace, marble inset and hearth, decorative fire, UPVC double glazed window to the front elevation, coving to ceiling and a opening through to dining room.

### Dining Room

16'06" x 8'05" max (5.03m x 2.57m max)

UPVC double glazed window to the rear elevation, double central heating radiator, timber door to under stairs cupboard, telephone point. A lovely feature chimney breast recess and a door leading into the kitchen.

### Kitchen

13'01" x 6'08" (3.99m x 2.03m)

Extensively fitted with a range of oak wall and base units,

laminated working surfaces over, tiled splash backs, inset single bowl sink unit, mixer taps over, integral appliances including electric oven, gas hob and extractor hood over, dish washer with venting and space for tumble dryer, plumbing and space for washing machine, space for fridge freezer, laminated floor, double central heating radiator and glass fronted display cupboards. UPVC double glazed windows to the rear and side elevation and UPVC double glazed rear entrance door.

## First Floor

### Landing

Spindle balustrade, coving to ceiling, central heating radiator, loft access with pull down ladder which is partially boarded, with lighting.

### Bedroom One

12'08" x 10'06" (3.86m x 3.20m)

UPVC double glazed window to the front elevation, central heating radiator and coving to ceiling with fitted three door corner wardrobe unit.

### Bedroom Two

11'01" x 10'0" (3.38m x 3.05m)

UPVC double glazed window to the rear elevation, central heating radiator and coving to ceiling.

### Bedroom Three

9'08" x 5'09" plus 2'11" x 3'07" (2.95m x 1.75m plus 0.89m x 1.09m)

UPVC double glazed window to the front elevation, double central heating radiator and coving to ceiling.

## Bathroom/WC

Extensively fitted with a white suite including panelled bath with shower over, WC and wash hand basin, tiled flooring, partially half height tiled walls, chrome heated towel rail and two obscured UPVC windows to the side and rear elevation of the property. Access to a useful linen storage cupboard which also houses the central heating boiler.

The central heating boiler was installed in 2019.

## Exterior

Immediately to the front of the property there is an enclosed garden with lawns, hedges and flower borders. Whilst to the rear there is an enclosed yard. Across the rear lane there is a driveway providing off street car parking for two vehicles. A timber gate gives access to a lovely garden with paved patio area, lawns, timber and block built storage shed.

## Energy Performance Certificate

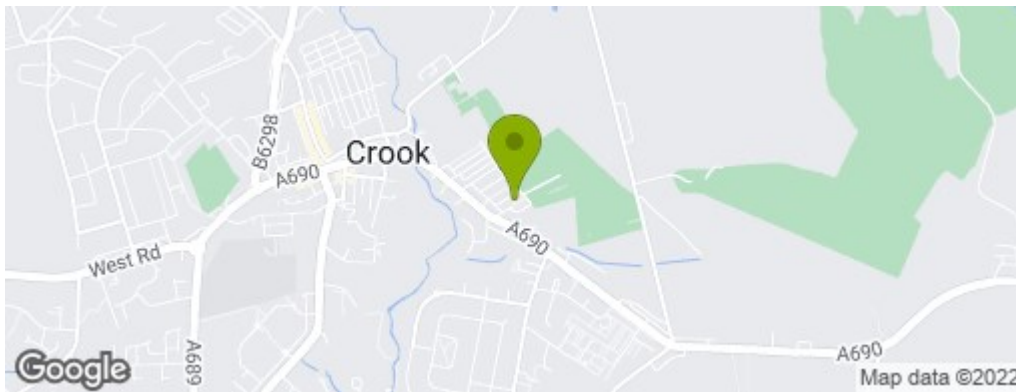
To view the full energy performance certificate for this property please use the link below:

<https://find-energy-certificate.service.gov.uk/energy-certificate/8034-6226-7540-7779-2996>

EPC Grade D



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, buildings, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		65	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			88
(81-91) B			
(69-80) C		62	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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