



Hawes Crescent

Crook DL15 8PH

Chain Free £80,000





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.



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.

Hawes Crescent

Crook DL15 8PH



- Chain Free
 - EPC Grade D
 - Four piece bathroom
- Three Bedrooms
 - Front and Rear Gardens
 - Ground Floor WC
- Spacious Accommodation
 - Lounge Diner
 - UPVC Double Glazed

Venture Properties are now in receipt of an offer for the sum of £79,250 for 30, Hawes Crescent, Crook, County Durham DL15 8PH. Anyone wishing to place an offer on the property should contact Venture Properties, 5, South Street, Crook, County Durham DL15 8NE before exchange of contracts.

This delightful property offers a wonderful opportunity for those seeking a new place to call home. Situated in a peaceful neighbourhood, this house provides a perfect blend of comfort and convenience.

As you step inside, you are greeted by a warm and inviting atmosphere. The spacious living area is perfect for relaxing with family and friends, while the well-appointed kitchen is ideal for whipping up delicious meals.

Upstairs, you will find cosy bedrooms that offer a peaceful retreat at the end of the day. The master bedroom boasts a lovely view of the surrounding area, providing a tranquil setting for a good night's sleep. The additional bedrooms are versatile and can be easily transformed to suit your needs, whether it be a home office or a guest room.

Outside, the property features a charming garden where you can enjoy the fresh air and perhaps indulge in some gardening if you have a green thumb. The garden is perfect for hosting summer barbecues or simply unwinding with a cup of tea on a sunny afternoon.

Located in Crook, this house benefits from being close to local amenities, schools, and parks, making it an ideal choice for families. The town itself offers a friendly community atmosphere and easy access to the beautiful countryside that surrounds it.

Ground Floor

Entrance

Accessed via a UPVC entrance door, stairs rise to the first floor, central heating radiator and access to a useful storage cupboard housing the gas central heating boiler.

Lounge Diner

91' x 221' plus 1011' x 311' (2.794 x 6.741 plus 3.328 x 1.202)
Having a dual aspect with two UPVC windows with views over the front and rear garden and two central heating radiators. Ample space for both living and dining furniture.

Kitchen

96' x 106' (2.918 x 3.219)
Fitted with wood effect base units with laminate work surfaces over, sink unit and UPVC window above. Central heating radiator with space and plumbing for free standing appliances.

Rear Entrance

UPVC door leads to the rear garden with two obscured UPVC windows.

WC

Fitted with WC, corner wash hand basin, central heating radiator and obscured UPVC window.

First Floor

Landing

Stairs rise from the entrance hall and provide access to the first floor accommodation and the loft. Central heating radiator.

Bedroom One

911' x 129' (3.033 x 3.908)
Located to the rear elevation of the property having UPVC window and central heating radiator.

Bedroom Two

84' x 137' (2.563 x 4.154)
Located to the front elevation of the property having UPVC window and central heating radiator.

Bedroom Three

74' x 89' (2.243 x 2.689)
Also located to the front elevation of the property having UPVC window and central heating radiator.

Bathroom/WC

Fitted with a four piece suite comprising bath, double shower cubicle, WC and wash hand basin. Central heating radiator and obscured UPVC window.

Exterior

To the front of the property steps lead to enclosed garden area with gravel seating and a strip of lawn to the side. Access to a useful outbuilding. The pathway swoops to the side of the property and allows access to the rear garden via a wooden gate. The rear garden is mainly laid to lawn bounded by fencing.

Energy Performance Certificate

To view the full Energy Performance Certificate for this property, please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0114-3039-5203-1104-3200>

EPC Grade D

Other General Information

Tenure: Freehold
Gas and Electricity: Mains
Sewerage and water: Mains
Broadband: Ultrafast Highest available download speed 1000 Mbps Highest available upload speed 220 Mbps
Mobile Signal/coverage: Likely with EE, Three and O2

Council Tax: Durham County Council, Band: A Annual price: £1,547.03 (Maximum 2024)
This property has been vacant for a number of months, additional council tax charges may be payable upon completion.
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 flooding from rivers and the sea, medium risk of surface water flooding.

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.

Notice Disclaimer

All services/appliances have not and will not be tested.

Agents Note

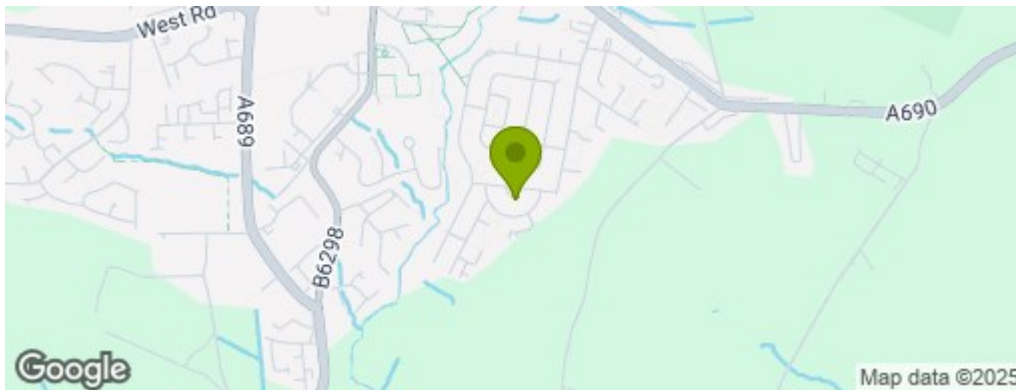
Please note that the land registry title plan does not reflect the boundary of the property, please seek more information from your legal representative in this regard.

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.
Made with Metropix ©2024



Property Information

Durham County Council - Council Tax Band A
Tenure - Freehold

01388 741174

5 South Street, Crook, DL15 8NE
crook@venturepropertiesuk.com