



**Commercial Street**

Crook DL15 9HR

**Chain Free £50,000**







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# Commercial Street

Crook DL15 9HR



- Chain Free Sale
- EPC Grade C
- Bathroom/wc With White Suite

- One Bedroom First Floor Flat
- UPVC Double Glazed
- Town Centre Location

- Gas Central Heating
- Kitchen With Space For Dining Table
- Great Investment Potential

Nestled in the heart of Crook, this charming flat on Commercial Street offers a unique opportunity for both first-time buyers and seasoned investors alike. Spanning a comfortable 560 square feet, this property features one well-proportioned bedroom, a welcoming reception room, and a modern bathroom, making it an ideal space for those seeking convenience and comfort.

Its prime location in the town centre ensures that residents have easy access to a variety of local shops, cafes, and essential services, enhancing the appeal of this property for anyone looking to immerse themselves in the vibrant community of Crook.

One of the standout features of this flat is its chain-free status, allowing for a smooth and straightforward purchasing process. Whether you are looking to invest in a rental property or seeking a cosy home for yourself, this flat presents an excellent opportunity.

With its blend of charm, practicality, and a desirable location, this flat on Commercial Street is not to be missed. Arrange a viewing today to fully appreciate all that this property has to offer.

## Ground Floor

### Entrance Porch

Front entrance door

### Entrance Hallway

Staircase to the first floor. Entrance door to

## First Floor

### Entrance Landing

Central heating radiator

### Lounge

16'03" x 10'02" (4.95m x 3.10m)

UPVC double glazed window to the front elevation, central heating radiator

### Kitchen/Dining Room

15' x 11'10" (4.57m x 3.61m)

With a range of White base units, laminated working surfaces over, inset single drainer sink unit, UPVC double glazed window, integral appliances including electric oven, electric hob, extractor hood over, plumbing and space for washing machine, wall mounted gas boiler, double central heating radiator, loft access and ample space for a dining table as required

### Bedroom

12'02" x 7'02" (3.71m x 2.18m)

UPVC double glazed window to the front elevation, central heating radiator

### Bathroom/wc

Fitted with a white suite including panelled bath, mains shower over, shower screen, wc, pedestal wash hand basin, tiled floor, opaque UPVC double window and central heating radiator

### 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/0025-3049-9205-3545-9204>

EPC Grade C

### Other General Information

Other General Information

Tenure: Leasehold

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.

Council Tax: Durham County Council, Band: A Annual price: £1,624.04 (Maximum 2025)

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: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

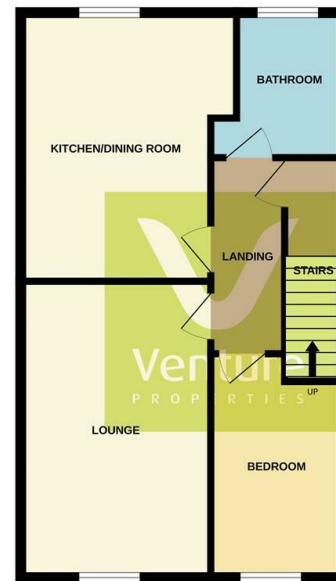
This property has been vacant for a number of months, additional council tax charges may be payable upon completion.

### Disclaimer

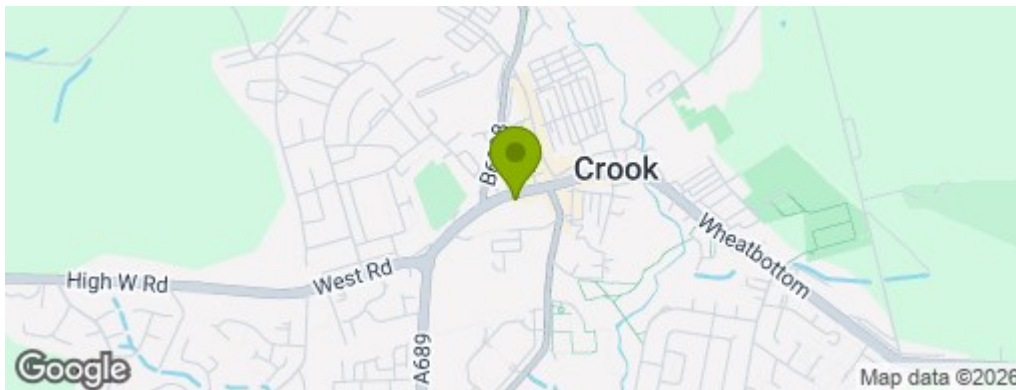
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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The architect, system and appearance of the plan does not constitute and no guarantee as to their quality or efficiency can be given.  
Made with Mapbox GLJS



## Property Information

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