



Victoria Avenue

Crook DL15 9DB

£125,000





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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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Victoria Avenue

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- Two Bedroom Mid Terraced Home
- EPC Grade D
- Rear Yard With Decking

- CHAIN FREE
- Traditional Home with bay window
- Underfloor Heating In Kitchen & Bathroom

- Lounge & Dining Room
- Fitted Kitchen to Rear
- Call Venture To Book Your Viewing !!!

Nestled in the vibrant heart of Crook, this beautifully presented two-bedroom terraced home is a wonderful opportunity for those seeking comfort and convenience in a recently redecorated setting. Behind its welcoming façade, the property offers a spacious interior, featuring two well-proportioned double bedrooms and a modern, bright bathroom designed for everyday ease. This property could quite easily be converted into a three bedroomed home and the sellers would be willing to do this if required, subject to a reasonable offer on the property.

The generous front lawned garden creates a perfect first impression, ideal for relaxing with a morning coffee or tending to plants, while a smart rear decking area in an enclosed yard provides a private spot for family barbecues or peaceful evenings outdoors.

Crook itself is renowned for its friendly community spirit and excellent local amenities. A stroll from the property will bring you to bustling high street shops, traditional pubs, and cosy cafés. Families will appreciate proximity to a choice of reputable schools, while the nearby market square regularly hosts local events and farmers' markets. For those who love the outdoors, the stunning landscapes of the Weardale countryside are just a short drive away, offering scenic walks, cycling trails, and picnic spots.

This charming home combines a refreshed, move-in-ready finish with the charm of its location. Discover all it has to offer—arrange a viewing today and find your new beginning in Crook.

GROUND FLOOR

Entrance

Via upvc double glazed door to front.

Lounge

16'2" x 14'2" (4.936 x 4.321)

With feature fireplace housing gas fire, laminate flooring and uPVC double glazed bay window to front.

Dining Room

16'2" x 14'1" (4.935 x 4.299)

With central heating radiator, central heating radiator, feature fireplace, under stairs storage cupboard, plus cupboard house plumbing for washing machine, and french doors to rear.

Kitchen

9'5" x 6'7" (2.888 x 2.025)

Fitted with wall and base units with contrasting work surfaces over, black sink unit with mixer tap, integrated electric oven and gas hob with extraction hood over, space for fridge freezer, tiled with underfloor heating.

FIRST FLOOR

Landing

Connecting both bedrooms and bathroom.

Bedroom One

16'4" x 12'0" (4.996 x 3.679)

With feature fireplace, two double glazed windows to front and over stairs cupboard.

Bedroom Two

14'4" x 8'1" (4.370 x 2.479)

Having storage cupboard housing gas boiler, central heating radiator and uPVC double glazed window to front.

Bathroom

Fitted with a panelled bath, wc, wash hand basin, separate shower cubicle with mains shower over, chrome heated towel rail and tiled flooring with underfloor heating.

Externally

Externally to the front is an enclosed garden with pathway leading to the front door. To the rear is an enclosed yard which is fully fit with decking.

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Highest available download speed 115 Mbps Highest available upload speed 1600 Mbps Mbps

Mobile Signal/coverage: We would recommend speaking 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, flooding from the rivers and sea. This property has been vacant for a number of months, additional council tax charges may be payable upon completion.

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.

Energy performance certificate

To view the full Energy performance certificate please use the following link

<https://find-energy-certificate.service.gov.uk/energy-certificate/0635-5629-2509-0833-6296>

EPC Grade D

Agents Note

This property could be converted into a three bedroomed home and the sellers would be willing to do this if required, subject to a reasonable offer on the property. If this is required, it must be discussed at point of offer with ourselves.



While 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 in conjunction with any prospective purchase. The services, systems and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given. Home-visit required. ©2024



Property Information

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