



**Milburn Street**

Crook DL15 9DZ

**£130,000**





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# Milburn Street

Crook DL15 9DZ



- Two Bedroom Detached Home
- EPC Grade C
- Tucked Away Behind Crooks Town Centre

- Unique Property
- Modern Interior
- Gas Central Heating

- Private Garden & Patio
- First Floor Bathroom
- Two Outhouses

Nestled discreetly just behind Crook's thriving High Street, this exceptional two-bedroom detached home offers a rare blend of privacy and convenience. Modernised by the current owner, the property is presented in excellent condition throughout, making it a terrific option for first-time buyers, downsizers, or anyone seeking a low-maintenance, characterful residence.

Enjoying a private plot, this unique home benefits from a recently landscaped, two-level garden – perfect for outdoor entertaining or relaxing with a book. The upper patio level provides a wonderful spot for al fresco dining, while the garden below is ideal for green-fingered enthusiasts. Two versatile outhouses offer further storage or hobby space, adding to the flexibility of the home.

Step inside to discover two generously sized double bedrooms, a sleek and stylish bathroom, and a contemporary living space designed for comfortable everyday living. Light floods in from multiple aspects, lending a fresh and airy feel throughout.

The property is set in the heart of Crook, a charming small market town well-regarded for its welcoming community and excellent local amenities. Residents enjoy easy access to shops, cafes, schools, and regular markets, as well as a strong sense of local heritage. Surrounded by picturesque County Durham countryside, Crook provides myriad opportunities for walks and outdoor recreation, with nearby major routes allowing for swift journeys to Durham city centre and the wider North East.

This delightful home combines the vibrancy of town-centre living with surprising seclusion and a host of modern enhancements. Early viewing is highly recommended to truly appreciate all this property has to offer – contact us today to arrange your appointment.

## GROUND FLOOR

### Entrance Hallway

#### Lounge

15'8" x 13'0" (4.782 x 3.964)

Having central heating radiator and upvc double glazed window to front,

### Dining Room

14'7" x 13'0" (4.470 x 3.964)

With patio doors to garden and upvc double glazed window.

### Kitchen

17'8" x 6'1" (5.387 x 1.865)

Fitted with a good range of wall and base units having contrasting work surfaces over, integrated electric oven and electric hob with extractor hood over, stainless steel sink unit with mixer tap, plumbing for washing machine, pantry cupboard, gas boiler and upvc double glazed window and door to rear.

## FIRST FLOOR

### Bedroom One

15'3" x 12'0" (4.650 x 3.673)

With fitted wardrobes and two upvc double glazed windows

### Bathroom/WC

Fitted with a panelled bath, wc, wash hand basin, double shower cubicle with mains shower over, large storage cupboard, laminate flooring and chrome heated towel rail.

### Bedroom Two

10'5" x 9'6" (3.198 x 2.916)

Having central heating radiator and upvc double glazed window to side.

### Externally

Externally the property sits on a good sized private plot having landscaped gardens which have been recently patioed creating a lovely seating area. To the lower part of the garden is a outhouse and lawned area. There is an additional outhouse at the entrance to the property,

### Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/9536-8022-6500-0935-9296>

EPC Grade C

### 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 speaking to your provider

Council Tax: Durham County Council, Band: A. Annual price: £1,894.71 (Maximum 2024)

Energy Performance Certificate Grade C

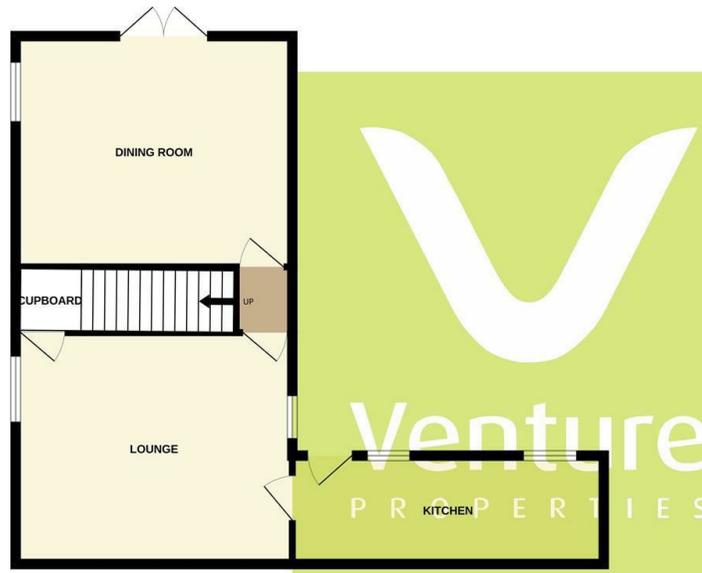
Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

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

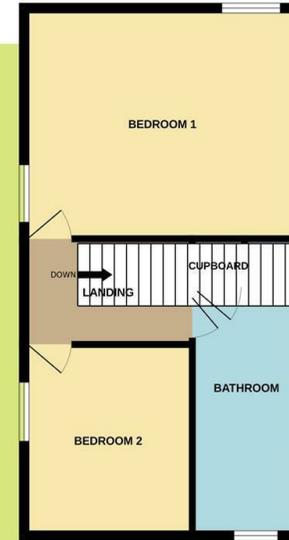
### Disclaimer

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.

GROUND FLOOR  
573 sq.ft. (53.2 sq.m.) approx.

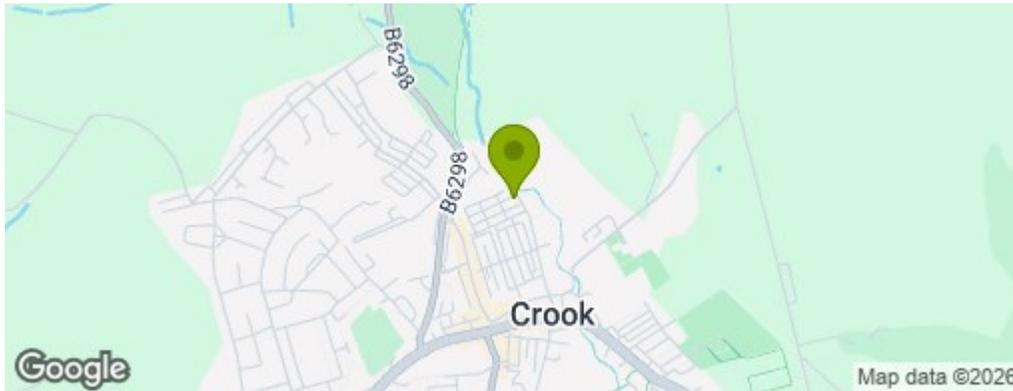


1ST FLOOR  
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 1038 sq.ft. (96.5 sq.m.) approx.

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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