



Church Street

Crook DL15 9BG

Chain Free £67,500





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.



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Church Street

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- Two Bedroom End Terraced Property
- EPC Grade D
- Hallway with Lobby

- CHAIN FREE
- Ground Floor Shower Room
- Two Double Bedrooms

- Town Centre Location
- Utility Area
- Small Rear Yard

Situated in the heart of Crook this two-bedroom end terrace house on Church Street offers convenience. With its prime location, residents will enjoy easy access to a variety of shops and local amenities, all within a short walking distance.

Upon entering the property, you are welcomed into a spacious reception room perfect for relaxation or entertaining guests. The house features two well-proportioned bedrooms, ideal for a small family or those seeking extra space for a home office or guest room.

One of the standout features of this property is the ground floor shower room, which adds practicality to everyday living. The layout is thoughtfully designed to maximise space and functionality, ensuring that all your needs are met.

Outside, the rear yard offers a private outdoor space, perfect for enjoying a morning coffee or hosting summer barbecues. This area presents an excellent opportunity for gardening enthusiasts or those looking to create a tranquil retreat.

Importantly, this property is being offered chain free, making it an ideal choice for those looking to move in without delay. Whether you are a first-time buyer, a small family, or an investor, this end terrace house presents a wonderful opportunity to own a piece of Crook's vibrant community. Don't miss the chance to make this lovely home your own.

GROUND FLOOR

Entrance Hallway

Via upvc double glazed front door, mosaic tiled flooring, central heating radiator and stairs rising to first floor.

Lounge

144" x 133" (4.391 x 4.058)

With upvc double glazed bay window to front and central heating radiator.

Kitchen

12'3" x 9'2" (3.739 x 2.809)

Fitted with a range of wall and base units with contrasting work surfaces over,

stainless steel sink unit, integrated electric oven and hob with extraction chimney over, space for fridge freezer, wall mounted gas boiler, upvc double glazed window to rear and storage cupboard.

Utility Room

Having plumbing for washing machine, space for tumble dryer and rear entrance door.

Ground Floor Shower Room/WC

Fully fitted with a double shower cubicle, wc, wash hand basin, fully tiled and chrome heated towel rail.

FIRST FLOOR

Landing

Loft hatch and large storage cupboard and upvc double glazed window to rear.

Bedroom One

13'2" x 12'3" (4.036 x 3.736)

Central heating radiator, storage cupboard and upvc double glazed to front.

Bedroom Two

10'0" x 7'0" (3.061 x 2.139)

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

Externally

Externally is a rear shared yard and passage to the side.

Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/9310-2883-9590-2695-3615>

Grade D

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Highest available download speed 1800 Mbps Highest available upload speed 220 Mbps

Mobile Signal/coverage: We 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 rivers and sea.

Conservation area: Yes. Crook – Designated 1975

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
397 sq.ft. (36.9 sq.m.) approx.

1ST FLOOR
331 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA: 728 sq.ft. (67.6 sq.m.) approx.

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 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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