



Bell Street

Crook DL15 8NQ

Offers Over £90,000





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.



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- Large Three Bedroom Terraced Home
- EPC Grade D
- Side Enclosed Yard

- Unusual Property
- Potential To Convert
- Quiet Cul De Sac Location

- Very Large Rooms
- Close To The Town
- Passage Way To Side

Nestled in the thriving heart of Crook town centre, this exceptionally large and unique terraced house presents an expansive opportunity for buyers seeking something truly distinctive. Boasting three generously proportioned bedrooms and an impressive overall layout, this property stands out as one of the largest terraces in the entire town.

The interior showcases immense potential, with spacious rooms that can easily accommodate a variety of configurations—whether as a grand family residence or as a clever investment opportunity. The layout also makes the property ideally suited for those interested in converting it into two separate apartments, subject to planning permission. Whilst the property does require some renovation and modernisation, it promises extraordinary rewards for those willing to invest a little vision and care.

Positioned right at the centre of Crook, everything you need is close at hand. A short stroll takes you to the bustling local high street, popular cafés, supermarkets, and a variety of independent shops. Local schools, parks, and healthcare facilities are all conveniently nearby, and Crook's excellent transport links offer easy access to Durham, Bishop Auckland, and the beautiful Durham Dales countryside beyond.

Opportunities such as this, with so much space and versatility in a central location, are rare to market. Arrange a viewing today to experience the scale and potential of this remarkable property for yourself.

GROUND FLOOR

Entrance Hallway

Via upvc front door leading direct into dining room.

Lounge

18'11" x 15'1" (5.790 x 4.620)

With a upvc double glazed window, feature fireplace with decorative timber surround and inset cast iron grate housing electric fan heater, central heating radiator

Dining Room

28'1" x 15'3" (8.560 x 4.650)

Huge room with two upvc double glazed windows and sliding patio doors. Four central heating radiators

Kitchen

12'6" x 11'5" (3.825 x 3.489)

With a range of wall and base units, laminate work surfaces over, gas cooker point, plumbing and space for washing machine, wall mounted gas boiler (The seller has advised this was fitted in 2024), stainless steel sink unit, central heating radiator and upvc double glazed window

Ground Floor WC

Having a wash hand basin, wc

FIRST FLOOR

Landing

Lengthly landing area with two central heating radiators and two upvc double glazed windows

Bedroom One

18'7" x 11'8" (5.666 x 3.580)

With upvc double glazed window, central heating radiator and storage cupboard.

Bedroom Two

14'4" x 12'0" (4.390 x 3.660)

With two upvc double glazed windows and central heating radiator.

Bedroom Three

13'6" x 11'6" (4.140 x 3.530)

With upvc double glazed window and central heating radiator.

Bathroom/WC

Free standing bath, corner shower cubicle, tiled, wc, wash hand basin, central heating radiator, vinyl flooring, upvc double glazed window

Externally

Externally to the side of the property is gated access having potential for OFF STREET PARKING, leading up to a patio area.

Agents Note

There is a passage to the side of the property which is owned by 15a bell street, however there is a flying freehold over the passage from no 16 bell street

Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/2390-0125-0122-6399-3273>

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

Disclaimer

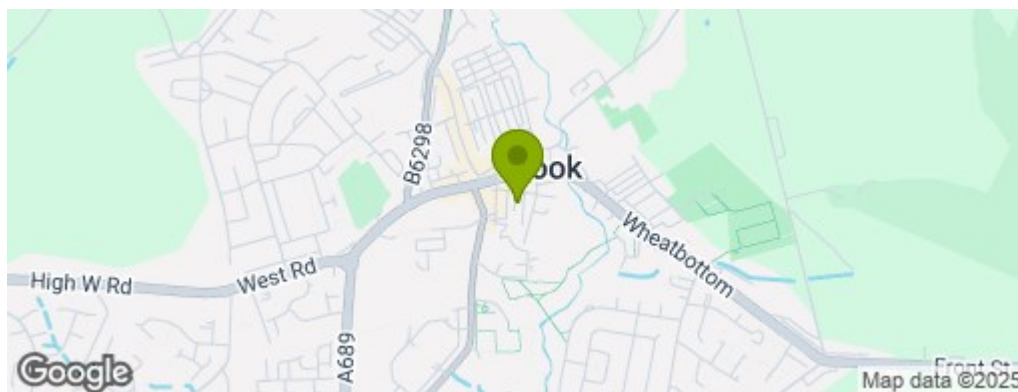
The preceding details have been sourced from the seller, OntheMarket.com and other third parties. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Venture Properties (Crook) Limited cannot accept liability for any information provided.

Agents Note

We cannot confirm if the fires are in working order as they have not been used in our clients ownership



While 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 guidance purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown hereon are shown for information only and no guarantee as to their operability or efficiency can be given.
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Property Information

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