



Shipleigh Terrace

Crook DL15 8QP

Chain Free £80,000





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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Shipley Terrace

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- Chain Free
- EPC Grade C
- Gas Central Heating

- A Good Sized Three Bedroom
- Countryside Views
- Dual Aspect Lounge

- Mid Link House
- UPVC Double Glazed
- Fitted Kitchen And Dining Room

A wonderful opportunity for those seeking a deceptively spacious family home. Boasting three well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting reception room serves as a perfect gathering space, ideal for both relaxation and entertaining.

While the property is in need of some minor renovation works, it provides a blank canvas for potential buyers to personalise and create their dream home. The lovely view to the rear adds a delightful touch, allowing you to enjoy the beauty of the surrounding landscape.

Being chain-free, this property allows for a smooth and straightforward purchasing process, making it an attractive option for first-time buyers or those looking to invest. With its combination of space, potential, and picturesque views, this home is not to be missed. Embrace the opportunity to transform this property into a stunning residence that reflects your personal style.

Ground Floor

Entrance Hallway

Access in to entrance hall, stairs rise to the first floor and doors at either hand into the kitchen and lounge.

Lounge

17'3" x 10'1" (5.277 x 3.074)

Having a dual aspect with two UPVC windows and central heating radiator.

Kitchen/Dining Room

17'1" x 9'5" (5.231 x 2.875)

Fitted with a range of wood effect base and wall units with laminate work surfaces over and tiled splash backs, integrated eye level electric oven, hob with extraction tin fan over. One and half bowl sink unit with ample space for free standing appliances as required. Again, having a dual aspect with two UPVC windows. Central heating radiator and door leading to the rear entrance/utility area.

Rear Entrance Porch/Utility Area

6'0" x 10'3" (1.847 x 3.143)

Having UPVC door leading to the rear garden space for further appliances required and access to a useful under stairs storage cupboard.

First Floor

Landing

Stairs rise from the entrance hall and provide access to the first floor accommodation. Access to two useful storage cupboards one housing the gas central heating boiler.

Bedroom One

13'7" x 9'3" (4.146 x 2.841)

Located to the front elevation of the property having UPVC window, central heating radiator and access to a storage cupboard over the stairs.

Bedroom Two

12'1" x 9'8" (3.685 x 2.970)

Also located to the front elevation of the property having UPVC window and central heating radiator.

Bedroom Three

7'10" x 9'3" (2.407 x 2.830)

Located to the rear elevation of the property having UPVC window allowing countryside views and central heating radiator.

Shower Room/WC

Fitted with a three piece suite comprising shower cubicle, WC and wash hand basin. Obscured UPVC window and central heating radiator.

Exterior

To the front a paved pathway leads to the front door with lawn to either hand blinded by fencing. To the rear again bounded by fencing, lawned area and a paved seating area.

Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/2611-3050-5205-5155-8200>

EPC Grade C

Other General Information

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast Broadband available. Highest available download speed 70 Mbps. Highest available upload speed 20 Mbps.

Mobile Signal/coverage: Likely with EE, Three, O2 and Vodafone.

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.

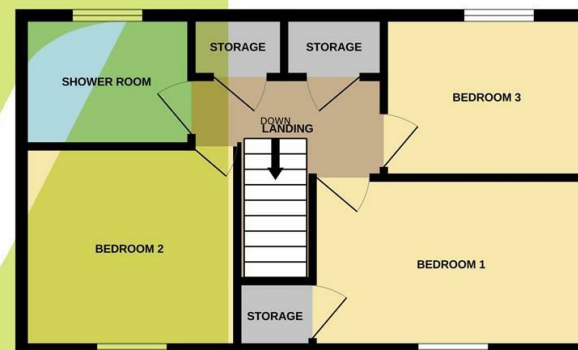
Disclaimer

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GROUND FLOOR

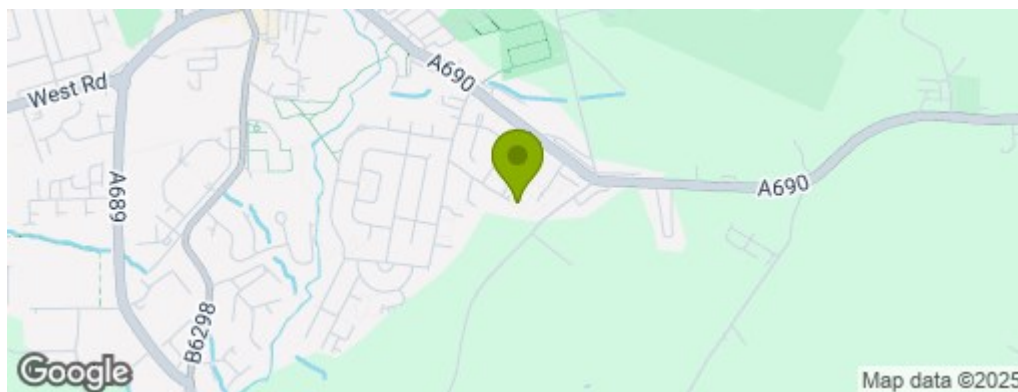


1ST FLOOR



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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