



## Larchfield Gardens

Crook DL15 9LX

Chain Free £100,000





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# Larchfield Gardens

## Crook DL15 9LX



- Chain Free
- EPC Grade C
- Scope For Further Improvement Or Extension

- Three Bedroom Semi Detached
- Substantial Corner Plot
- UPVC Double Glazed

- Overlooking The Green To The Front
- Potential Driveway
- Gas Central Heating

Located in the tranquil cul-de-sac of Larchfield Gardens in Crook, this charming semi-detached home offers a delightful blend of comfort and potential. With two spacious reception rooms, this property is perfect for both relaxation and entertaining. The three well-proportioned bedrooms provide ample space for family living or guests.

One of the standout features of this home is its large corner plot, which boasts generous gardens both at the front and rear. The front garden overlooks a picturesque green, creating a serene atmosphere that enhances the appeal of this lovely home. The outdoor space is not only perfect for gardening enthusiasts but also offers a wonderful area for children to play or for hosting summer barbecues. There is scope for a large driveway subject to the relevant planning permission for a dropped curb.

This property presents excellent scope for further improvement, allowing you to personalise and enhance the living space to suit your tastes and lifestyle. Whether you envision modernising the interiors or expanding the existing layout, the possibilities are abundant.

In summary, this semi detached in Larchfield Gardens is an exceptional opportunity for those seeking a peaceful residence with the potential for growth. With its desirable location, spacious rooms, and beautiful outdoor areas, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this charming property your own.

### Ground Floor

#### Entrance Hallway

UPVC double glazed front entrance door, staircase to the first floor

#### Lounge

13'2" x 11'1" (4.015 x 3.396)

UPVC double glazed window to the front elevation and central heating radiator

#### Dining Room

12'10" x 11'2" (3.927 x 3.424)

With stone fireplace, gas fire, UPVC double glazed window and central heating radiator

#### Kitchen

11'11" x 5'11" (3.637 x 1.804)

Fitted with a range of wall and base units, laminated working surfaces over, inset single drainer sink unit, tiled splash backs, UPVC double glazed window, electric cooker point plumbing and space for washing machine

#### Utility Room

UPVC double glazed window and UPVC double glazed rear door

#### First Floor

#### Landing

UPVC double glazed window

#### Bedroom One

12'5" x 11'2" (3.787 x 3.414)

UPVC double glazed window, central heating radiator and storage cupboard

#### Bedroom Two

11'2" x 9'1" (3.419 x 2.791)

UPVC double glazed window, central heating radiator and storage cupboard

#### Bedroom Three

9'9" x 8'2" (2.982 x 2.502)

UPVC double glazed window, central heating radiator

#### Separate Wc

Wc

#### Bathroom

Panelled bath, wash hand basin, tiled splash backs, and opaque UPVC double glazed window

#### Exterior

To the front of the property there is a good sized garden with a potential driveway subject to the relevant planning permission for a dropped curb. Whilst to the rear and side there is a large garden with conifers and mature shrubs and a timber storage shed. There is also an attached coal house which houses the gas boiler

#### Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast - Highest available download speed 10000 Mbps Highest available upload speed 10000 Mbps

Mobile Signal/coverage: We recommend speaking to your local network provider  
Council Tax: Durham County Council, Band: A. Annual price: £1,682.44 (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 and flooding from 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.

#### Energy Performance Certificate

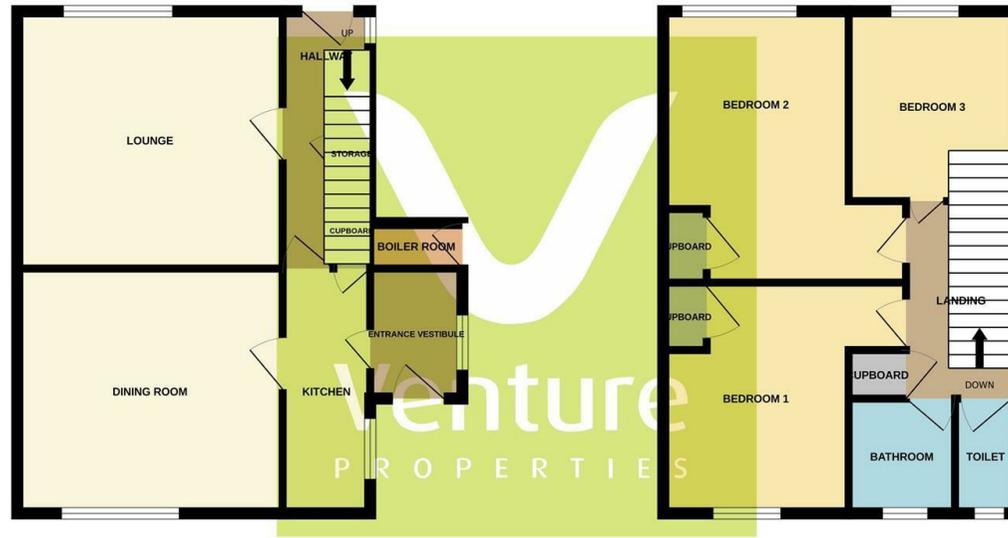
To view the full Energy Performance Certificate please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2900-3565-0122-3523-3263>

EPC Grade C

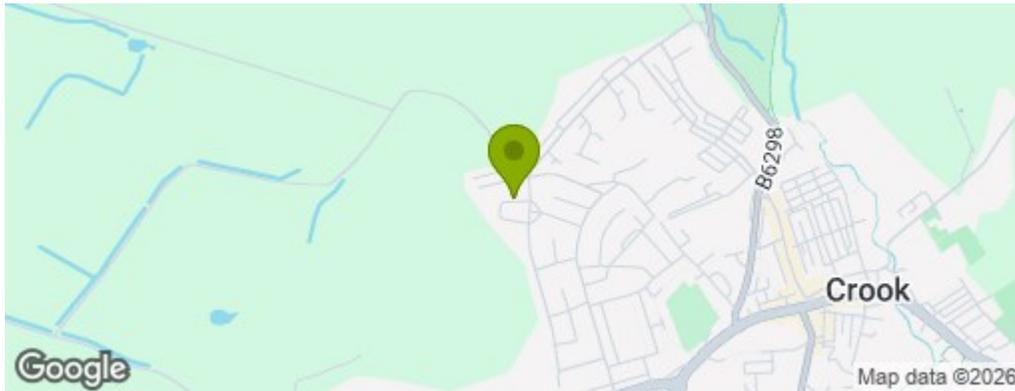
GROUND FLOOR  
461 sq.ft. (42.8 sq.m.) approx.

1ST FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA: 883 sq.ft. (82.0 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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