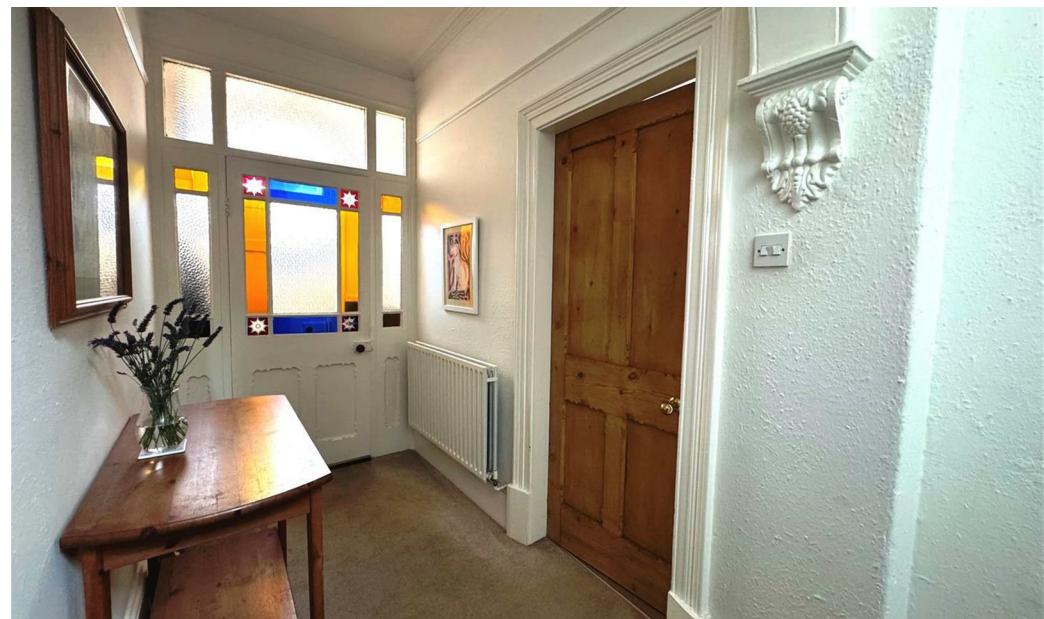


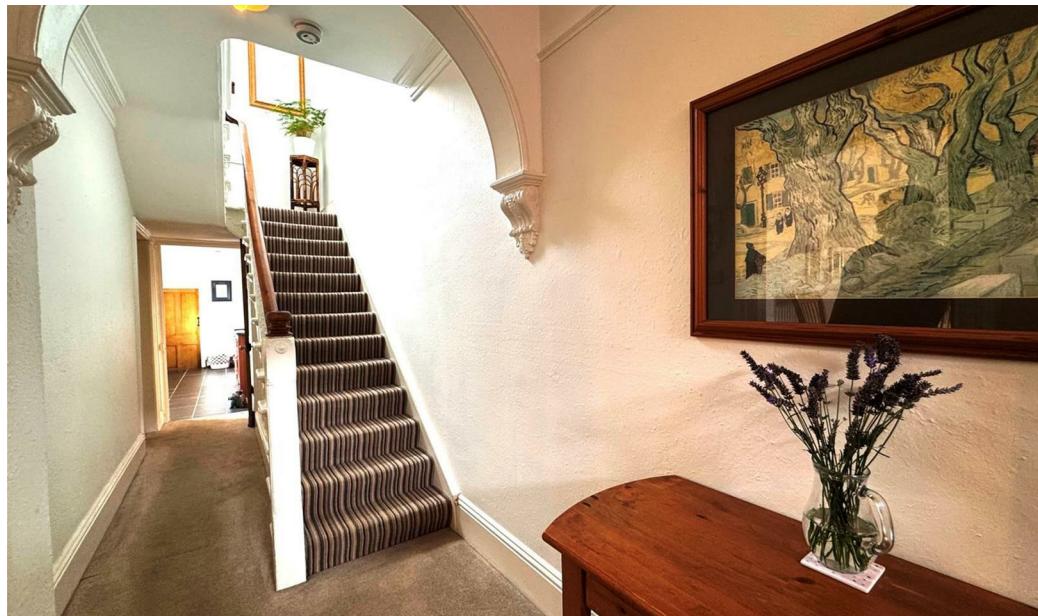


**Albert Terrace**  
Billy Row, Crook DL15 9SU  
Offers Over £110,000





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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# Albert Terrace

Billy Row, Crook DL15 9SU



- Impressively Sized Chain Free
- EPC Grade D
- Lounge With Feature Fireplace

- Stone Fronted Property
- Large Kitchen and Utility Room
- Good Sized Separate Dining Room

- Two Good Sized Bedrooms
- Gas Central Heating
- Lovely Galleried Landing

AVAILABLE CHAIN FREE! An impressive two bedrooned end terraced property situated in a pleasant village location, close to the local village green. In our opinion a family home and we think, once you step over the threshold you will agree. There are high ceilings and many original, character features such as stained glass door and decorative archway and corbel. The accommodation offers a spacious hallway that leads to two good sized reception rooms, kitchen and large utility. To the first floor there are two double bedrooms and a larger than average family bathroom. We believe there is potential, subject to the relevant permissions to convert the attic space to create a third bedroom, thus, enabling this property to become your family's forever home. Call to view at your earliest convenience, you won't be disappointed.

## Ground Floor

### Entrance Porch

Entrance door, dado rail and stained glass door to hallway.

### Entrance Hallway

A lovely welcoming Entrance Hallway with decorative archway and corbel, central heating radiator, stairs to first floor and door to understairs storage cupboard.

### Hallway Features and Focal Point

### Lounge

16'11" into bay x 12'9" (5.18 into bay x 3.89)  
UPVC double glazed bay window with wooden panel inserts, two central heating radiators, stone hearth housing multi fuel stove and cornice to ceiling.

### Dining Room

13'8" x 12'0" (4.17 x 3.66)  
Timber double glazed window, original wooden flooring, stone fire surround with tiled hearth, central heating radiator and picture rail.

### Kitchen

16'0" x 8'0" (4.90 x 2.46)  
With a range of modern wall and base units with contrasting laminate work

surfaces over, one and half bowl sink unit with mixer tap, gas cooker point, plumbing and space for washing machine and dishwasher, three timber double glazed windows, tiled floor, spot lighting to ceiling and space for fridge freezer.

### Utility/Storage

13'5" x 9'6" (4.09 x 2.90)  
Entrance door, timber double glazed window, space for tumble dryer, ample space for storage, newly plastered with laminate flooring, decorated and new lights. A versatile and useful room.

### First Floor

#### Landing

Timber double glazed window, spindle balustrade, door to good sized storage cupboard and loft access.

#### Bedroom One

12'11" x 11'6" (3.96 x 3.51)  
Timber double glazed window to the rear elevation and central heating radiator.

#### Bedroom Two

14'2" x 10'9" (4.34 x 3.28)  
UPVC double glazed window to the front elevation and central heating radiator. Combi Gas boiler.

#### Bathroom/wc

Jet Whirlpool bath, separate double shower cubicle, tiled, with electric shower, WC, wash hand basin, opaque UPVC double glazed window, laminate flooring and walls tiled to half height.

### Exterior

To the front of the property there is a small forecourt whilst to the rear here is a good sized yard.

### Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/9736-3956-6209-8455-6204>

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 recommend speaking to your provider  
Council Tax: Durham County Council, Band: A Annual price: £1624.04 (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 and 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.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are approximate and no dimensions should be relied upon. Venture Properties Ltd. accept no responsibility for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services and fixtures mentioned have not been tested and no guarantee can be given as to their operability or efficiency can be given.  
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