



## New Row

Oakenshaw, Crook DL15 0TD

£695 Per Calendar Month







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# New Row

## Oakenshaw, Crook DL15 0TD



- Three Bedroom Mid Terraced
- ECP Grade C
- Front Landscaped Garden

- Extended To The Rear
- Utility Room/WC
- Located Near A Nature Reserve

- Open Plan Ground Floor
- First Floor Bathroom
- Ideal Commute Into Durham

A fantastic opportunity to let a three-bedroom mid-terraced country home is now available unfurnished.

This property boasts a warm and inviting atmosphere, perfect for families or professionals seeking a comfortable living space.

Upon entering, you will find two spacious reception rooms that offer ample space for relaxation and entertaining. The lounge is perfect for unwinding after a long day, while the dining room provides an ideal setting for family meals or gatherings with friends. The well-appointed kitchen is functional and leads to a convenient utility WC, enhancing the practicality of the home.

The first floor features a well-designed bathroom, along with three generously sized bedrooms. Each room is filled with natural light, creating a bright and airy environment that is sure to please.

Outside, the property is complemented by a beautifully landscaped front garden, providing a lovely first impression. The rear yard offers a private outdoor space, perfect for enjoying the fresh air or hosting summer barbecues. Additionally, the home benefits from picturesque views, adding to its overall appeal.

This terraced house combines comfort, space, and a touch of countryside charm, making it an excellent choice for those looking to settle in a welcoming community. Do not miss the opportunity to make this lovely property your new home.

### GROUND FLOOR

#### Entrance Lobby

Via upvc double glazed door.

#### Lounge

18'1" x 13'9" (5.521 x 4.205)

With a feature fireplace housing electric fire, central heating radiator and uPVC double glazed window to front

#### Dining Room

14'1" x 12'6" (4.296 x 3.813)

Having open staircase to first floor, central heating radiator and uPVC double glazed window to rear.

#### Kitchen

12'3" x 8'5" (3.751 x 2.589)

Fitted with a range of wall and base units with contrasting work surfaces over, stainless steel sink unit, integrated electric oven and microwave oven, separate electric hob, upvc double glazed door and window to rear.

### FIRST FLOOR

#### Landing

Having airing cupboard.

#### Bedroom One

14'0" x 10'5" (4.276 x 3.179)

Having central heating radiator and uPVC double glazed window to front.

#### Bedroom Two

13'6" x 10'5" (4.118 x 3.179)

Having central heating radiator and uPVC double glazed window to front.

#### Bedroom Three

9'1" x 7'9" (2.791 x 2.378)

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

#### Bathroom/WC

Fitted with a white suite comprising of panelled bath with hand held shower and screen over, wc, wash hand basin and chrome heated towel rail.

#### External

Externally to the front is a landscaped garden Having paved patio and lawned garden.

To the rear is an enclosed yard.

### Energy Performance Certificate Grade C

Energy Performance Certificate

To view the Energy Performance Certificate, please click the following link: <https://find-energy-certificate.service.gov.uk/energy-certificate/2277-3957-8202-5485-6200>

### Holding Deposit/ Tenant Information

All of our rental properties require a Holding Deposit equivalent to 1 week's rent. The Tenant is entitled for this Holding Deposit to be repaid within 15 calendar days of their application proceeding. However, in most cases we hope to repay this to the Tenant on the day you move in and this will be deducted from your first month's rent. This will need to be agreed with the Tenant during the application process.

You will lose your Holding Deposit if any of the following occurs:

1. You give us false or misleading information. For example, incorrect salary/income details or you fail to tell us about a CCJ.
2. You fail a Right to Rent check and are not eligible to reside in the UK.
3. You withdraw your application.
4. You drag your feet during the application process.

All of our rental properties will require a Security Deposit, payable on the day you move in, equivalent to 5 weeks' rent.

### Bond/ Deposit

The security deposit (bond) amount is equivalent to 5 weeks rent.

### General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Available Highest available download speed 1800 Mbps

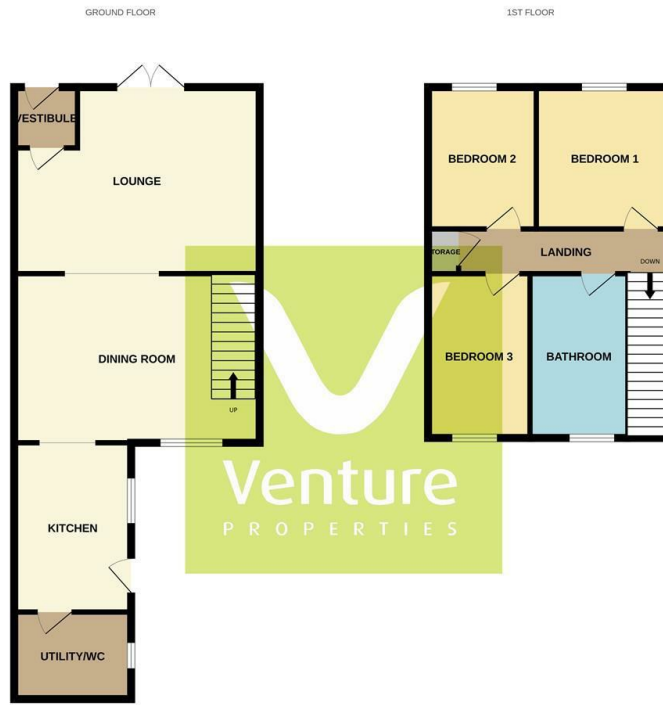
Highest available upload speed 220 Mbps

Mobile Signal/coverage: Limited

Council Tax: Durham County Council, Band: A Annual price: £1701 (Maximum 2025)

Energy Performance Certificate Grade C

Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.



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 for information 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. Made with LettingPRO ©2024



## Property Information

01388 741174

5 South Street, Crook, DL15 8NE  
[crook@venturepropertiesuk.com](mailto:crook@venturepropertiesuk.com)