



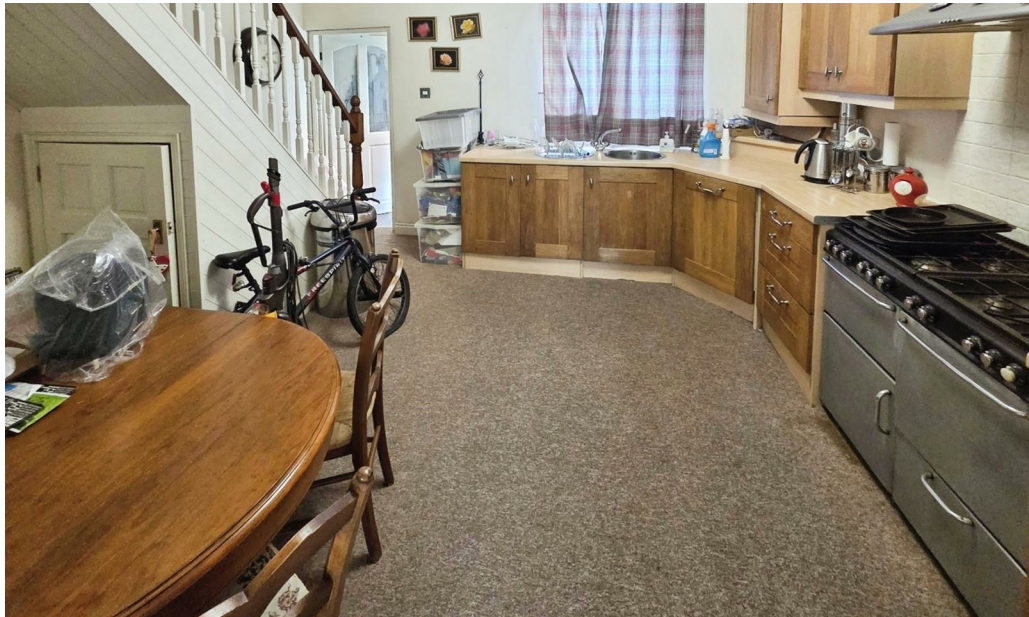
Church Hill

Crook DL15 9DN

Chain Free £87,950







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# Church Hill

Crook DL15 9DN



- Two Bedroom Terraced Cottage
- EPC Grade D
- Pleasant Location

- CHAIN FREE
- Lounge & Kitchen/Diner
- Gas Central Heating

- Ground Floor Bathroom
- Rear Enclosed Yard
- First Floor Wc

Situated in the heart of Crook, this delightful mid-terrace cottage offers a perfect blend of traditional character and modern convenience. The property boasts two inviting reception rooms, providing ample space for relaxation and entertaining. The lounge, with its bay fronted design, is a particularly appealing feature, allowing natural light to flood the room and creating a warm and welcoming atmosphere.

This two-bedroom home is ideal for small families, couples, or those seeking a cosy retreat. The ground floor bathroom adds to the practicality of the layout, ensuring ease of access for residents and guests alike. Upstairs, the two well-proportioned bedrooms offer comfortable spaces for rest and relaxation.

Outside, the property benefits from a rear yard, perfect for enjoying the fresh air or hosting summer gatherings. Additionally, the front forecourt adds to the charm of the cottage, providing a quaint entrance that enhances the overall appeal.

Being chain free, this property presents a wonderful opportunity for a smooth and straightforward purchase. With its traditional stone façade and desirable location, this cottage is not to be missed. Whether you are looking to invest in your first home or seeking a charming abode in a friendly community, this property is sure to impress.

## Ground Floor

### Entrance Lobby

Via upvc door.

### Lounge

13'10" x 14'0" (4.227 x 4.291)

Having feature fireplace with cast iron grate and decorative tiled inserts, central heating radiator and uPVC double glazed bay window to front.

### Kitchen/Breakfast Room

14'0" x 13'6" (4.276 x 4.131)

Fitted with wall and base units with contrasting work surfaces over, circular sink unit with drainer, integrated fridge and freezer, wall mounted gas boiler, slot for cooking range, open staircase to first floor and uPVC double glazed window to rear.

## Rear Lobby

Having upvc double glazed window to rear.

## Ground Floor Bathroom/WC

Fitted with a corner bath with electric shower and screen over, wc, wash hand basin and central heating radiator.

## Landing

Having loft hatch

## Bedroom One

14'2" x 11'4" (4.335 x 3.471)

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

## Cloaks WC

Having wash hand basin and wc.

## Bedroom Two

12'3" x 12'8" (3.745 x 3.874)

with central heating radiator, storage to alcoves and uPVC double glazed window to front

## Externally

To the rear is an enclosed yard and to the front a small forecourt area.

## Energy Performance Certificate

To view the Energy Performance Certificate for this property, please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2296-3053-5208-4285-8204>

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 2025)

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, flooding from rivers and sea.

Conservation area: Yes, Crook. Designated 1975, amended 2013

## 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.





TOTAL FLOOR AREA: 845 sq ft. (78.6 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 misstatement. This plan is for guidance purposes only and should be used as such for only prospective purchase. 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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