



## Wooley Meadows

Stanley, Crook DL15 9UE

£165,000







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# Wooley Meadows

Stanley, Crook DL15 9UE



- Three Bedroom Semi Detached Home
- EPC Grade C
- En Suite Shower Room

- CHAIN FREE
- Driveway To Front
- Ground Floor Cloaks Wc

- Lovely Rear Garden
- Garage
- Ideal Family Home

This well kept three-bedroom semi-detached home is for sale in the Stanley Crook area, offering accommodation well suited to families. The ground floor comprises a Lounge, a fitted kitchen with a dining area, and ground floor cloaks with WC. Patio doors from the kitchen open directly onto the rear garden, providing a pleasant outlook and convenient access for outdoor dining or play. The property also benefits from a garage and an enclosed rear garden.

To the first floor there are three lovely bedrooms, the main bedroom having a en suite shower room and there is a separate family bathroom.

Located in Crook, County Durham, the property is well placed for local primary and secondary schools, making it a practical choice for families with children. Nearby parks and established walking routes in the surrounding area provide opportunities for regular outdoor exercise and dog walking.

Crook town centre offers a range of everyday amenities, including supermarkets, local shops, cafés and services. Regular bus services run from Crook towards Bishop Auckland and Durham, providing onward rail connections to Newcastle, Darlington and other destinations. Road links via the A68 and A690 give access to Durham and the wider region.

This semi-detached three-bedroom home, with garden, garage and ground floor WC, presents a functional and well-located option for families seeking a property for sale in the Crook area.

## GROUND FLOOR

### Entrance Hallway

Having central heating radiator and upvc double glazed door.

### Lounge

16'2" x 10'5" (4.949 x 3.185)

Central heating radiator and upvc double glazed window to front.

### Ground Floor cloaks WC

With wash hand basin, wc, and central heating radiator.

### Kitchen/Diner

19'2" x 8'5" (5.859 x 2.581)

Fitted with a range of wall and base units having contrasting work surfaces over, integrated electric oven and gas hob over, integrated fridge freezer and dishwasher, wall mounted gas boiler, stainless steel sink unit with mixer tap. To the dining area are patio doors leading to the rear garden.

## FIRST FLOOR

### Landing

With loft hatch and storage cupboard.

### Bedroom One

13'9" x 9'8" (4.215 x 2.963)

With central heating radiator and two upvc double glazed window to front.

### En Suite Shower Room/WC

Having double shower room with mains shower over, wc, wash hand basin, central heating radiator.

### Bedroom Two

11'4" x 8'8" (3.466 x 2.656)

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

### Bedroom Three

9'9" x 7'10" (2.994 x 2.391)

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

### Bathroom/WC

Fitted with a panelled bath, wc, wash hand basin and chrome heated towel rail.

### Externally

To the front is and open plan front garden and driveway leading to a single integral garage.

To the rear is a further enclosed garden.

## Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/8236-3022-5500-0252-9292>

EPC Grade C

## 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: B. Annual price: £1,894.71 (Maximum 2024)

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 the rivers and the sea.

## Disclaimer

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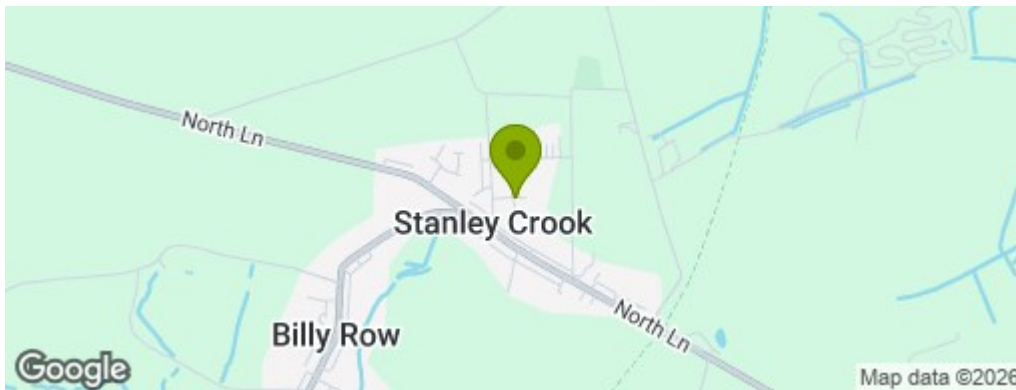


GROUND FLOOR

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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