



Osbourne Gardens

Crook DL15 9DA

£675 Per Calendar Month





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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Osbourne Gardens

Crook DL15 9DA



- Three Bedrooms
- EPC Grade C
- Good Local Transport Links

- Front Garden
- Ground Floor WC
- First Floor Bathroom

- Two Reception Rooms
- Walking Distance from Shops
- Available Furnished

Osborne Gardens, Crook, this charming mid-terrace house offers a delightful blend of comfort and convenience. Spanning an impressive 1,012 square feet, the property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are greeted by a welcoming entrance hallway that leads to two inviting reception rooms, perfect for both relaxation and entertaining. The lounge and dining room provide a versatile area for family gatherings or quiet evenings in. The recently refurbished kitchen is a highlight, featuring modern amenities that cater to all your culinary needs. Additionally, the ground floor includes a convenient rear lobby and a WC, enhancing the practicality of the layout.

Upstairs, you will find three spacious bedrooms, each offering a peaceful retreat. The family bathroom is thoughtfully designed, complete with a shower, ensuring comfort for all residents.

Situated on a quiet street, this residence is within walking distance to Crook town centre, where you can enjoy a variety of local amenities. Don't miss the opportunity to make this lovely property your new home.

Ground Floor

Entrance Hallway

A UPVC double glazed entrance door, stairs to first floor, wood effect laminate flooring and central heating radiator.

Lounge

13'09 x 12'11 (4.19m x 3.94m)

With feature fireplace having marble hearth and back housing inset gas fire with wooden surround, central heating radiator and UPVC double glazed window to front.

Dining Room

13'00 x 9'01 (3.96m x 2.77m)

Double opening doors lead from the lounge area of the property, central heating radiator and UPVC double glazed window to rear.

Kitchen

17'00 x 4'08 (5.18m x 1.42m)

Fitted with white base and some units having laminate work surfaces over, one and a half stainless steel sink unit with mixer tap, space for fridge freezer, cooker and plumbing for washing machine, tiled splash backs, solid oak flooring, central heating radiator, under stairs storage cupboard with washing machine and dryer and UPVC double glazed window to rear.

Rear Lobby

With laminate wood floor and UPVC door to the rear.

Ground Floor WC

Having WC, central heating radiator and obscured UPVC window.

First Floor

Landing

Stairs rise from the entrance hall of the property, single central heating radiator, loft hatch with drop ladder which we understand is insulated and partially boarded out.

Bedroom One

11'11 x 7'10 (3.63m x 2.39m)

With laminate wood flooring, fitted four door wardrobe, central heating radiator and UPVC double glazed window to front.

Bedroom Two

11'10 x 8'11 (3.61m x 2.72m)

Located to the rear elevation of the property having fitted with two door mirrored sliding wardrobe which houses the gas boiler, double central heating radiator and uPVC double glazed window to rear.

Bedroom Three

11'06 x 5'11 (3.51m x 1.80m)

Having laminate wood flooring, single central heating radiator and uPVC double glazed window front.

Bathroom

Bathroom is fitted with a white suite having panelled bath having electric shower over, WC, wash hand basin, tiled flooring, central heating radiator and obscured UPVC double glazed window to side.

Externally

Externally to the front is a small enclosed garden laid to lawn, whilst to the rear is a enclosed yard.

Energy Performance Certificate

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

[https://alto-live.s3.amazonaws.com/mnB3bHQzUs-PaISUSZzMy5eQAQ/CnZJN3uMI07wJ5EWHfMJ5tGaeQCg/EPC/\[0\]/oddRfHWPPaOCZHPd9s7oXLw.pdf](https://alto-live.s3.amazonaws.com/mnB3bHQzUs-PaISUSZzMy5eQAQ/CnZJN3uMI07wJ5EWHfMJ5tGaeQCg/EPC/[0]/oddRfHWPPaOCZHPd9s7oXLw.pdf)

EPC rating C

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.

Reposit- Rent Without a Deposit

This property is available to tenants using an alternative to the traditional deposit (bond) of 5 weeks' rent.

Using Reposit, tenants are only required to pay the equivalent of 1 week's rent (or £150, whichever is greater) as an alternative to paying the traditional deposit of 5 weeks' rent. For example, if the rent is £550, the Reposit will be the minimum payment of £150. If the rent is £750, the Reposit will be equivalent to one week's rent at £173.08.

General Information

Tenure – Freehold
Service Charges not applicable
Council Tax Band and Authority – Durham County Council, Band-A
Council Tax Amount - £1701 Maximum 2025
EPC Grade – C
Water and Drainage – Mains
Gas and Electric -Mains
Broadband Available – Ultra Fast (Highest available download speed: 1000 Mbps / Highest available upload speed 220 Mbps)
Mobile Signal Coverage Available – Likely

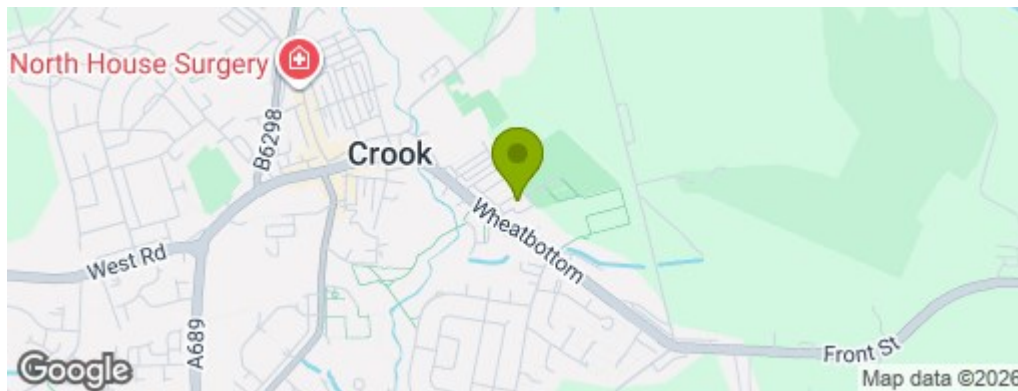
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Property Information

Durham County Council

Tenure - Freehold

**** VIEWING IS ESSENTIAL ****

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