



VENTURE
PLATINUM

Deerness Heights | Stanley, Crook
Offers In The Region Of £225,000



Tucked away in the lovely cul-de-sac of Deerness Heights, Stanley Crook, this delightful 4/5 bedroom detached house offers a perfect blend of comfort and practicality. The property boasts 1/2 spacious reception rooms, providing ample space for both relaxation and entertaining guests.

The well-appointed kitchen, complemented by a convenient utility room, is ideal for those who enjoy cooking and family gatherings. The master bedroom features an en suite bathroom, ensuring a private retreat, while the family bathroom and a ground floor WC add to the convenience of this lovely home.

Outside, the property benefits from off-road parking for two vehicles, making it easy for you and your guests to come and go. The gardens surrounding the house provide a wonderful outdoor space for children to play or for you to enjoy a quiet moment in the fresh air.

This residence is perfect for families seeking a comfortable and spacious home in a friendly neighbourhood. Stanley Crook has a primary school which is very sought after in the local area with great results. With its thoughtful layout and desirable features, this property is sure to impress. Don't miss the opportunity to make this house your new home.

Ground Floor

Entrance

Accessed into entrance hallway, stairs rise to the first floor, central heating radiator, cloaks hanging space and a door leading into the lounge.

Lounge

A lovely warm welcoming room having UPVC window to the front and double doors into the dining kitchen. A focal point to the room being a multi field stone one slate hearth with wooden mantel over. Central heating radiator.

Dining Kitchen 5.727 x 3.343 (18'9" x 10'11")

Fitted with grey base and wall mounted storage units. One and half now sink unit and spray mixer tap, integrated electric oven, hob, extraction fan and dishwasher with ample space for further free standing appliances as required.

There is access to a useful understair storage cupboard, UPVC window and UPVC patio doors leading to the rear garden and a central heating radiator.

Space for a family dining table and chairs as required.

Utility 2.142 x 1.597 (7'0" x 5'2")

Under counter space and plumbing for further free standing appliances, a door leading to the rear garden and the gas central heating boiler can be found here.

Ground Floor WC

Fitted with the WC, wash hand basin, central heating radiator and obscured UPVC window.

Snug 2.654 x 4.680 (8'8" x 15'4")

A lovely extra addition to this property to allow another reception room to enjoy. Having UPVC window and central heating radiator.

First Floor



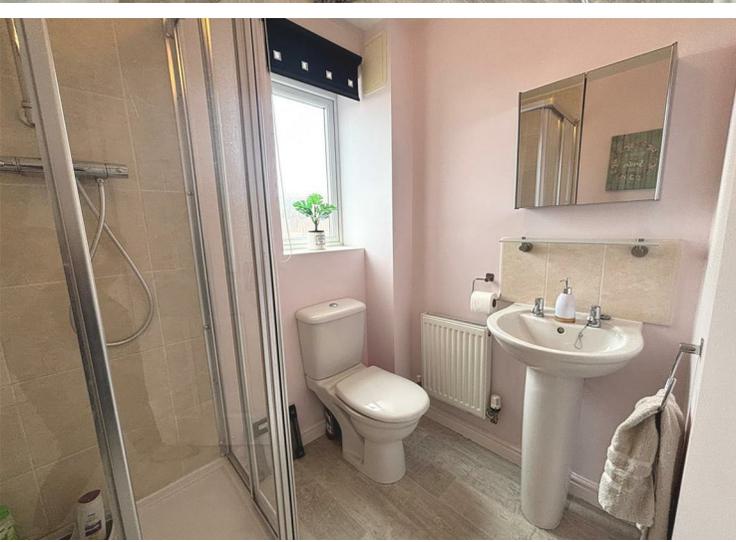


Landing

Stairs rise from the entrance hallway and provide access to the first floor accommodation, the loft and a useful linen storage cupboard housing part of the heating system.

It is our understanding that the loft is fully boarded for additional storage.





Bedroom One 3.998 x 4.493 (13'1" x 14'8")

Located to the front elevation of the property having UPVC window, central heating radiator and useful over stair storage cupboard.

En Suite/WC

Fitted with a three piece suite comprising shower cubicle, wash hand basin, WC and obscured UPVC window. Central heating radiator and extraction fan.

Bedroom Two 2.833 x 3.602 (9'3" x 11'9")

Also located to the front elevation of the property having UPVC window and central heating radiator.

Bedroom Three 2.715 x 3.247 (8'10" x 10'7")

Located to the rear elevation of the property having UPVC window and central heating radiator.



Bedroom Four 2.363 x 2.925 (7'9" x 9'7")

Also located to the rear elevation of the property having UPVC window and central heating radiator.

Bathroom/WC

Fitted with a three piece suite comprising jet bath with central mixer tap and shower over with glass screen, WC and wash hand basin. Obscured UPVC window, central heating radiator and extraction fan.

Exterior

To the front of the property is an tarmacadam and paved driveway allowing off road parking for two vehicles and an area laid to lawn. Gated access leads to the rear enclosed garden which is mainly laid to lawn with Indian flagstone seating area bounded by fencing.

There is a shed for additional storage down the side and also a shed/bar area in the rear garden. There is also an outside tap with power.

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available download speed 1800 Mbps. Highest available upload speed 220 Mbps.

Mobile Signal/coverage: Likely with O2. We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: d Annual price: £2,436.06 (Maximum 2025)

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. Very low risk of flooding from rivers and the sea.

Disclaimer

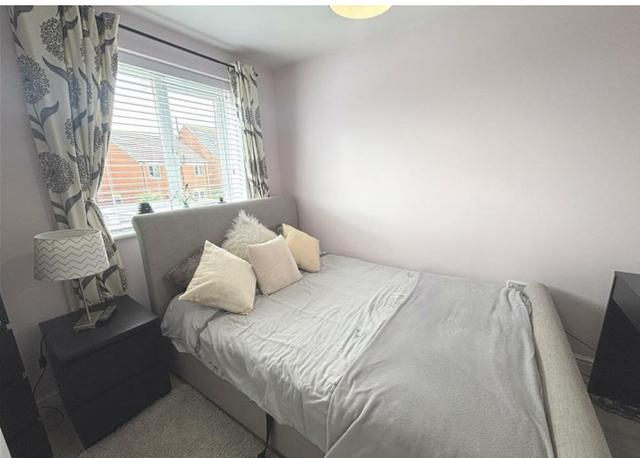
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Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/9204-0202-1404-8198-2614?print=true>

EPC Grade C





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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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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