



Foundry Fields

Crook DL15 9JZ

£140,000





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.



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.

Foundry Fields

Crook DL15 9JZ



- Lovely Three Bedroom Semi
- EPC Grade D
- Great Kitchen/Dining Room

- Single Garage
- Gas Central Heating
- Lounge With Feature Fireplace

- UPVC Double Glazed
- Town Centre Location
- Three Good Sized Bedrooms

Welcome to this charming three-bedroom semi-detached house located in the peaceful area of Foundry Fields, Crook. This delightful property offers a perfect blend of comfort and convenience, making it an ideal home for families or those seeking a tranquil retreat.

As you enter, you will find one inviting reception rooms that provide ample space for relaxation and entertaining guests. The well-designed kitchen and dining area is particularly noteworthy, offering a wonderful space for family meals and gatherings, ensuring that you can create lasting memories with loved ones.

The property boasts three spacious bedrooms, providing plenty of room for rest and personal space. The bathroom is well-appointed, catering to the needs of the household with ease.

One of the standout features of this home is the added advantage of a single garage, providing secure parking for one vehicle and additional storage options. The quiet location is a significant benefit, as it allows for a peaceful living environment while still being conveniently close to all local amenities, including shops, schools, and parks.

This lovely semi-detached house in Foundry Fields is a fantastic opportunity for anyone looking to settle in a friendly community. With its excellent features and prime location, it is sure to attract interest. Do not miss the chance to make this delightful property your new home.

Ground Floor

Entrance Hallway

UPVC double glazed front entrance door and staircase to the first floor

Lounge

With feature Oak fireplace, electric stove, granite hearth, tv point, UPVC double glazed bow window, double central heating radiator and coving to ceiling

Kitchen/Dining Room

Fitted with a range of Oak wall and base units, laminated working surfaces over,

inset one and a half bowl sink unit, mixer taps over, two UPVC double glazed window, integral appliances including electric double oven, electric hob and extractor hood over, plumbing and space for washing machine, breakfast bar, glass fronted dresser unit, tiled floor, double central heating radiators, UPVC double glazed windows, UPVC double glazed rear door. Large walk in storage cupboard

First Floor

Landing

Coving to ceiling and loft hatch

Bedroom One

UPVC double glazed window, central heating radiators, coving to ceiling and fitted wardrobes

Bedroom Two

UPVC double glazed widow and double central heating radiator

Bedroom Three

UPVC double glazed widow and double central heating radiator. Fitted wardrobe

Bathroom/wc

With a white suite including panelled bath, mains shower over, shower screen, wc, wash hand basin in White High Gloss vanity unit, panelling to some walls, opaque UPVC double glazed window and central heating radiator

Exterior

Immediately to the front of the property there is a forecourt, whilst to the rear there is a shared proportion of yard. There are steps leading to a further private yard area. There is also a single garage with up and over door and UPVC double glazed.

Energy Performance Certificate

<https://find-energy-certificate.service.gov.uk/energy-certificate/0380-2551-9670-2296-6001>

EPC Grade D

Other General Information

Tenure: Freehold
Gas and Electricity: Mains
Sewerage and water: Mains
Broadband: Ultrafast Broadband available. Highest available download speed 10,000 Mbps. Highest available upload speed 10,000 Mbps.
Mobile Signal/coverage: Likely with O2. We recommend contacting your service provider for further information.
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. Very low risk of flooding from rivers and the sea.

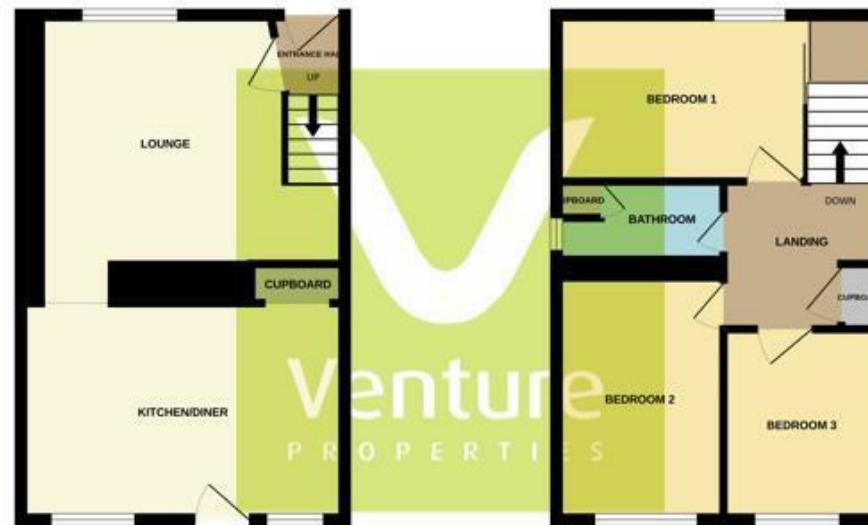
Disclaimer

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.

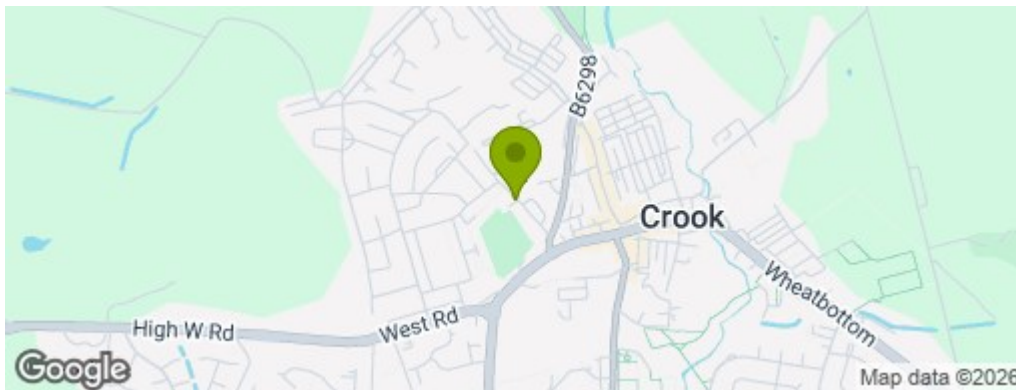
www.venturepropertiesuk.com

GROUND FLOOR

1ST FLOOR



While every effort 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 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.
Made with Homestyler 11/2023



Property Information

01388 741174

5 South Street, Crook, DL15 8NE
crook@venturepropertiesuk.com