



## Heights Of Alma

Stanley, Crook DL15 9QW

Chain Free £119,500





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# Heights Of Alma

Stanley, Crook DL15 9QW



- Workshop And Two Bedroom Flat Above
- Gas Central Heating To The Flat
- Village Location

- EPC Grade C - Commercial
- Rare To The Market!

- Enclosed Rear Yard
- Double Glazing To The Flat

Heights Of Alma offers either a spacious detached home (subject to change of use) or a multi use business premises with a large ground floor workshops, making it an ideal investment for those seeking a multi-use property or home with potential investment income.

This semi-commercial property that combines a successfully run kitchen/woodcraft business with the charm of a spacious two bedroom apartment above.

This property is designed to cater to both business and residential needs, making it a perfect investment for those looking for a great home / work balance.

Spanning two floors, the detached property offers a good amount of floor space including multiple reception rooms and workshop to the ground floor and a first floor apartment connected upstairs with two bedrooms, kitchen and shower room. Externally to the rear is a good sized enclosed yard and outhouse.

## Ground Floor

### Entrance Hallway

Connecting the ground floor accommodation.

### Workshop

16'5" x 30'8" (5.023 x 9.365)

Currently used as the main workshop with concrete floor and work benches.

### Kitchenette

9'11" x 6'4" (3.027 x 1.943)

With sink unit and window to rear.

### WC

With WC.

### Show Room

11'1" x 17'0" (3.393 x 5.206)

With bay window to front.

## Finishing Room

12'9" x 12'0" (3.901 x 3.683)

Having window to rear.

## First Floor

### Open Plan Lounge/ Kitchen

29'6" x 15'11" (9.003 x 4.874)

Kitchen is fitted with wall and base units with contrasting work surfaces over, Belfast sink unit with mixer tap, integrated electric oven and gas hob. Lounge Area having two central heating radiators and dual aspect windows to both front and rear.

### Bedroom One

16'0" x 13'8" (4.896 x 4.181)

Central heating radiator and uPVC double glazed window to front.

### En Suite Shower Room/ WC

Having shower cubicle, WC and wash hand basin.

### Bedroom Two

9'6" x 15'7" (2.901 x 4.759)

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

### Storage Room

6'6" x 11'8" (1.988 x 3.560)

Currently being used as an office/ storage. Has the potential to be turned into a third bedroom with the addition of a window and radiator.

### Externally

Externally is a rear enclosed yard.

## 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/5986-3933-5377-0570-5676>

EPC Grade C - Commercial

## Other General Information

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.

Energy Performance Certificate Grade C - Commercial

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.

This property has been vacant for a number of months, additional council tax charges may be payable upon completion.

## 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.

## Agents Note

It is our understanding there is pedestrian access only to the side of the property for maintenance and upkeep.

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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