



## Cedar Gardens

Crook DL15 9ND

£105,000





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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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# Cedar Gardens

Crook DL15 9ND



- Two Bedroom Semi Detached
- EPC Grade D
- Kitchen/Diner

- Driveway To Front
- Rear Landscaped Garden
- Popular Area

- Immaculate Presented
- Modern Fitted Kitchen
- Call To View Today !!!

This immaculate and modern TWO BEDROOM SEMI comes to the market chain free and we feel would be an ideal buy for a variety of purchases call to book your viewing today !!! Brief layout comprises of, Entrance Porch, Hallway, Ground Floor WC, Kitchen/Dining room and lovely Lounge. To the first floor are two bedrooms and a modern bathroom. Externally to the front is a gravelled driveway allowing for off road parking and a front paved patio area. To the rear is a lovely landscaped rear garden with paved patio area.

## GROUND FLOOR

### Entrance Porch

Via uPVC double glazed entrance door.

### Entrance Hallway

Having laminate wood flooring, central heating radiator and stairs top first floor.

### Ground Floor WC

Having wash hand basin and WC.

### Lounge

13'02 x 11'02 (4.01m x 3.40m)

With laminate wood flooring, central heating radiator and uPVC double glazed window to front.

### Kitchen/Dining Room

25'5" x 8'0 (7.75m x 2.44m)

A lovely combined kitchen and dining room, fitted with a range of white wall and base units with contrasting work surfaces over, integrated electric oven and touch ceramic hob having extractor hood over, stainless steel sink unit, plumbing for washing machine, vertical radiator, tiled flooring, to the dining area are French doors into the rear garden.

## FIRST FLOOR

### Landing

Having a central heating radiator and uPVC double glazed window to side.

### Bedroom One

14'07 x 10'08 (4.45m x 3.25m )

With laminate wood flooring, central heating radiator, storage cupboard housing baxi boiler and uPVC double glazed window to front.

### Bedroom Two

9'10 x 9'00 (3.00m x 2.74m)

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

### Bathroom/WC

Fitted with a white suite having panelled bath with electric shower over, WC, wash hand basin, chrome heated towel rail and tiled flooring.

### Externally

Externally to the front is a gravelled driveway allowing for off road parking and a front paved patio area.

To the rear is a lovely landscaped rear garden with paved patio area

### Energy Performance Certificate

<https://find-energy-certificate.service.gov.uk/energy-certificate/1032-4421-6200-0005-0296>

EPC Grade D

### Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast Highest available download speed 10000

Mbps Highest available upload speed 10000 Mbps

Mobile Signal/coverage: We recommend speaking to your local network provider

Council Tax: Durham County Council, Band: A. Annual price: £1,666.64(Maximum 2026)

Energy Performance Certificate Grade D

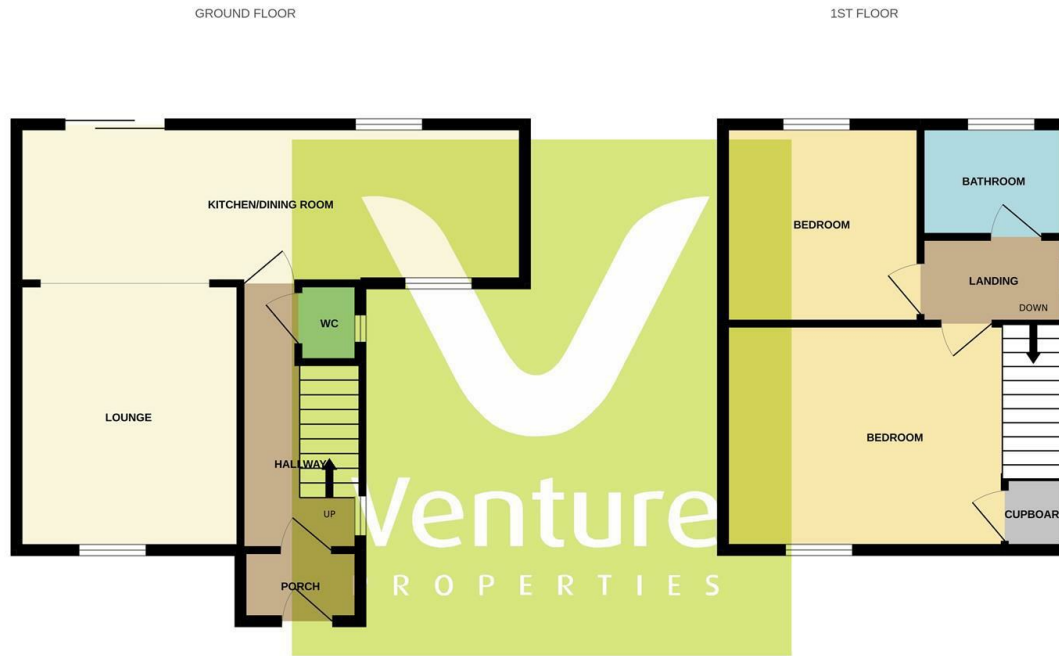
Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

Flood Risk: Very low risk of surface water flooding and flooding from rivers and the sea.

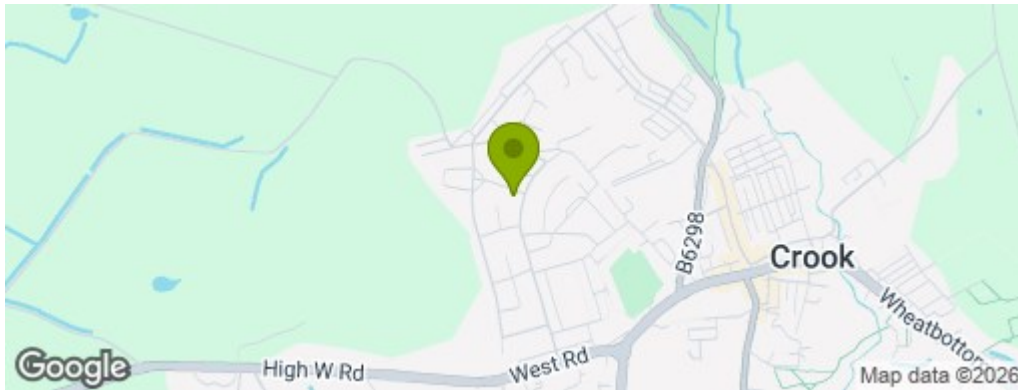
### Disclaimer

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HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



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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