



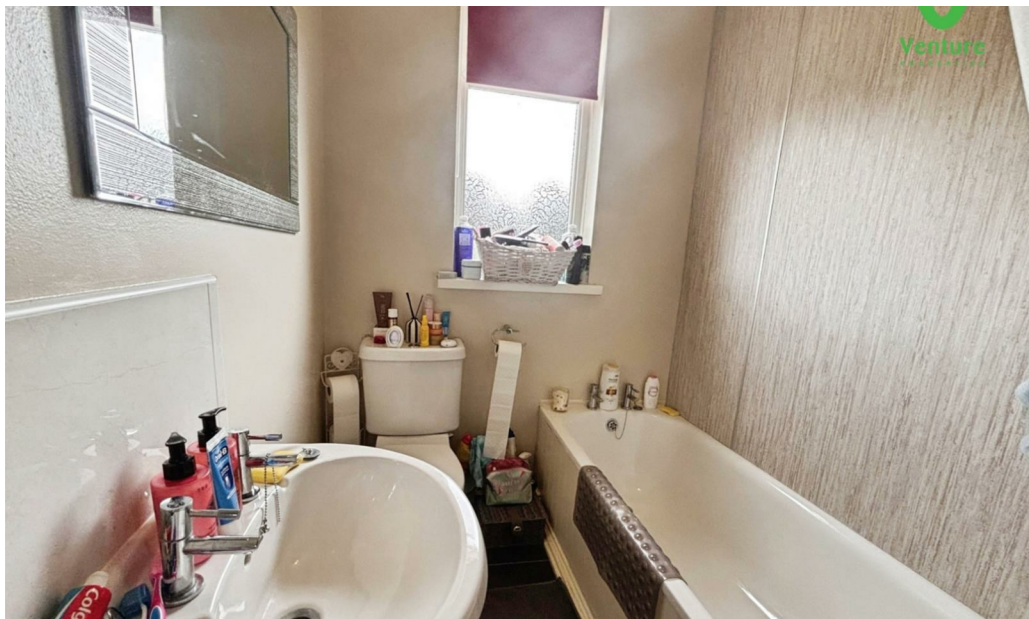
West Terrace

Billy Row, Crook DL15 9ST

£78,000



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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West Terrace

Billy Row, Crook DL15 9ST



- Two Bedroom Stone Cottage
- EPC Grade D
- First Floor Bathroom

- UPVC Double Glazed Windows
- Gas Central Heating
- Exceptional Countryside Views

- Village Location
- Two Double Bedrooms
- Nearby Local Amenities

Located on West Terrace, Billy Row, this delightful mid-terrace house offers a perfect blend of comfort and convenience. Spanning an inviting 635 square feet, the property features a well-proportioned reception room, ideal for both relaxation and entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a warm and welcoming atmosphere throughout.

The house boasts two cosy bedrooms, providing ample space for rest and privacy. The bathroom is conveniently located, ensuring ease of access for all residents. This property is perfect for first-time buyers, small families, or those looking to downsize, offering a manageable yet comfortable living space.

Situated in a friendly neighbourhood, the location provides easy access to local amenities and transport links, making it an ideal choice for those who appreciate both tranquillity and connectivity. With its charming features and practical layout, this property is a wonderful opportunity for anyone looking to make a home in Billy Row. Don't miss the chance to view this lovely house and envision your future in this delightful setting.

Ground Floor

Entrance/Lounge

14'9" x 14'4" (4.50m x 4.37m)

UPVC entrance door and window, timber fire surround housing electric fire, open plan staircase to first floor, central heating radiator and grey wood effect laminate flooring.

Kitchen

14'10" x 6'02" (4.52m x 1.88m)

With a range of wall and base units with laminate work surfaces

over, stainless steel sink unit with mixer tap, integrated electric oven, electric hob and extractor hood over, plumbing and space for washing machine, UPVC double glazed window and rear entrance door, central heating radiator.

First Floor

Landing

Storage cupboard and loft access.

Bedroom One

12'00" x 11'00" (3.66m x 3.35m)

UPVC double glazed window, central heating radiator, storage cupboard housing wall mounted gas boiler with additional storage space.

Bedroom Two

10'3" x 9'06" (3.12m x 2.90m)

Central heating radiator and UPVC double glazed window with views of fields and countryside

Bathroom/WC

Panelled bath with shower over, WC, wash hand basin, tall chrome heated towel rail, tiled floor, spot lighting to ceiling, opaque UPVC double glazed window.

Exterior

To the front of the property is a garden laid with artificial turf for easy low maintenance with a low level stone wall and fencing boundary. To the rear of the property is an enclosed yard area with gated access to the rear lane.

Energy Performance Certificate

To view the energy performance certificate for this property

please use the following link:

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/9300-2474-0822-3001-3293>

EPC Grade D

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast Highest available download speed 1800

Mbps Highest available upload speed 220 Mbps

Mobile Signal/coverage: We would recommend speaking to your provider

Council Tax: Durham County Council, Band: A. Annual price:

£1,666.64 (Maximum 2025)

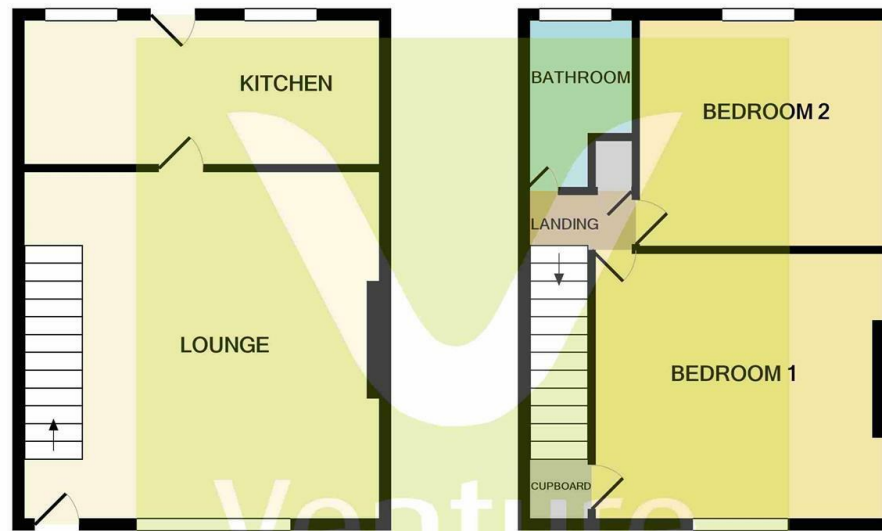
Energy Performance Certificate Grade D

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 and flooding from the 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.



GROUND FLOOR 1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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