



West Road

Crook DL15 9PW

Chain Free £110,000





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.



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.

West Road

Crook DL15 9PW



- Two Bedroom Stone Town House
- EPC Grade E
- Town Centre Location

- CHAIN FREE
- Kitchen/Breakfast Room
- Gas Central Heating Via Back Boiler

- Period Features
- Feature Fireplaces
- Secondary Double Glazing

This charming period two-bedroom semi-detached house exudes character and offers a fantastic opportunity for buyers looking to put their own stamp on a traditional home. Boasting two generous double bedrooms and a first-floor bathroom, this residence is ideal for those seeking comfortable living space with the potential for modernisation.

The property welcomes you with a bright, well-kept interior, where period features are evident throughout. Cosy up with the benefit of gas central heating via a back boiler and enjoy the added comfort of secondary double glazing. Outside, the front garden presents a pleasant aspect, while a small rear garden provides a private retreat for relaxation or gardening. For added convenience, a dedicated parking space is included—an enviable asset in such a central location.

Situated at the crossroads of the A690 and A689, Crook offers excellent transport links to Bishop Auckland, Weardale, and Durham City, which is just 10 miles away. This thriving market town is renowned for its blend of historic charm and modern amenities, featuring a weekly market, a selection of independent shops, welcoming cafés, and green open spaces. The surrounding countryside beckons with picturesque walks and cycle routes, perfect for those who appreciate the great outdoors.

Offered to the market chain free, this period home presents a rare chance to secure a property brimming with promise in a sought-after location. Arrange a viewing today and discover all that this delightful house and its vibrant surroundings have to offer.

GROUND FLOOR

Kitchen/Diner

14'11" x 14'9" (4.547 x 4.508)

Fitted with wall and base units having contrasting work surfaces over, stainless steel sink unit, integrated electric oven and small electric hob, plumbing for washing machine, open staircase to first floor, space for breakfast table and window and door to rear. (the gas supply to the fire has been isolated)

Lounge

14'10" x 14'2" (4.529 x 4.325)

Having a feature cast iron fireplace with open fire, coving to ceiling, central heating radiator and upvc double glazed bay window to front.

FIRST FLOOR

Landing

Having loft hatch the expansion tank is housed in the loft.

Bedroom One

14'5" x 13'7" (4.399 x 4.158)

With sash window to front and central heating radiator.

Bedroom Two

15'6" x 8'8" (4.749 x 2.651)

Central Heating radiator and upvc window to rear having secondary glazing.

Bathroom/WC

Fitted with a panelled bath having main shower over, wc, wash hand basin and storage cupboard

Externally

Externally there us a front garden with a small boundary fence, there is a pathway leads round to the rear of the property where a further garden can be located with a hedge. Beyond the rear garden is a parking space.

Agents Note

We understand this property is unregistered, therefore at the point of purchase first registration will be required. For further information please contact your legal representative or solicitors for clarification.

Energy Performance Certificate

<https://find-energy-certificate.service.gov.uk/energy-certificate/8900-8820-0422-1501-3763>

EPC Grade E expires 2036

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband:

Ultrafast Highest available download speed 1800 Mbps Highest available upload speed 220 Mbps

Mobile Signal/coverage: Good Coverage from Vodaphone, O2, 3 and EE

Council Tax: Durham County Council, Band: B Annual price: £ 1,944.42 (Maximum 2024)

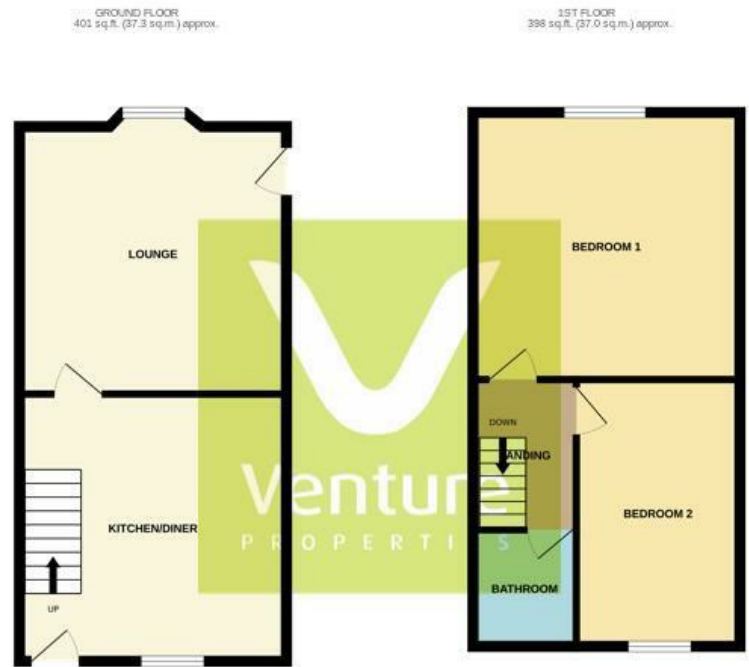
Energy Performance Certificate Grade: E

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.

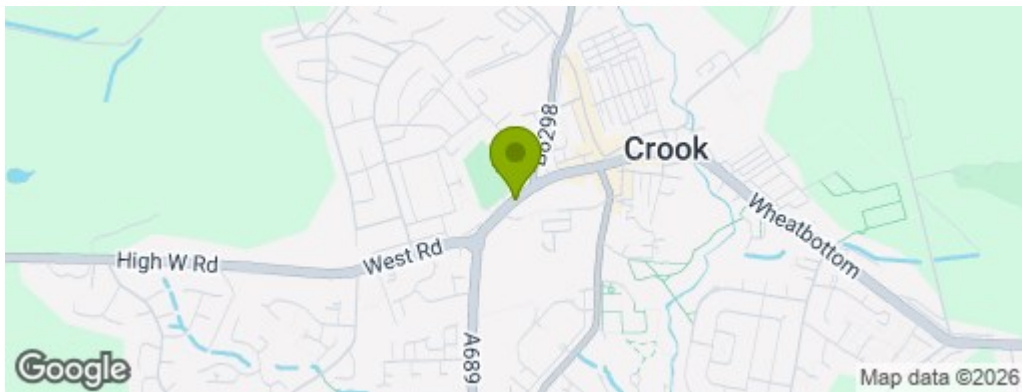
Flood Risk: Very low risk of ground water flooding. Very low risk of flooding from seas and rivers

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. 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.



TOTAL FLOOR AREA: 800 sq. ft. (74.3 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the description contained herein, measurements of plots, sections, areas 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 in such to any prospective purchaser. The services, systems and appliances shown have not been viewed and no guarantee as to their operability or efficiency can be given.
 Made with Blueprints 12/20



Property Information

01388 741174

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