

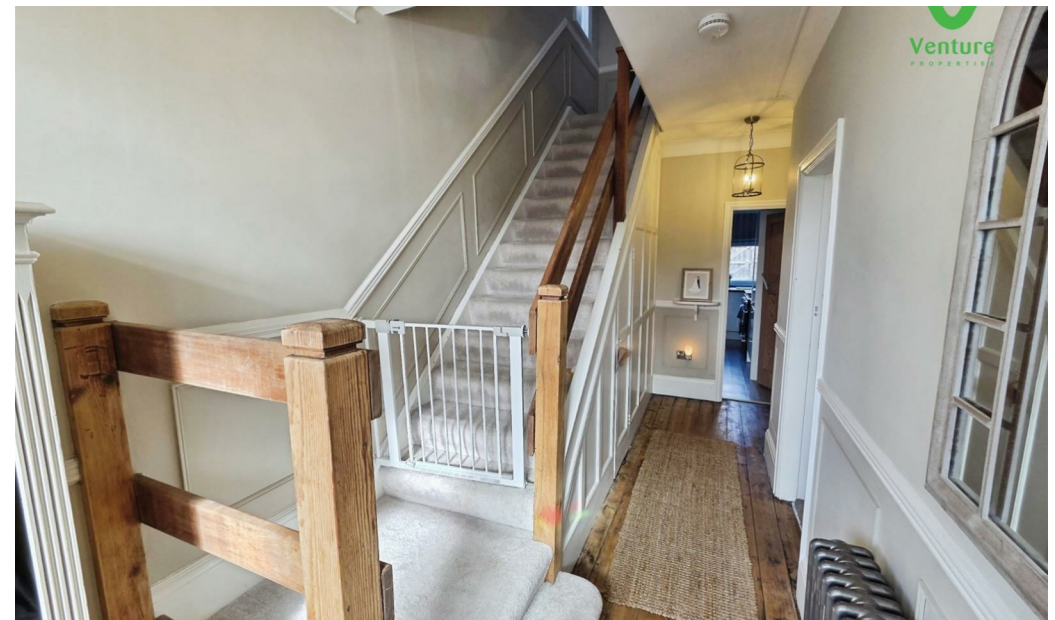


St. Marys Avenue

Crook DL15 9HY

£200,000





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# St. Marys Avenue

Crook DL15 9HY



- Four Bedroom Semi Detached Home
- EPC Grade D
- White Modern Fitted Kitchen

- Tree Lined Avenue
- Set Over Three Floors
- Enclosed Rear Garden

- Two Spacious Reception Rooms
- Ground Floor Cloakroom
- Recently Refitted Bathroom

Nestled in the charming St. Marys Avenue, Crook, this stunning semi-detached house offers a perfect blend of modern living and traditional appeal. With its recent renovations, this property boasts a fresh and inviting atmosphere, making it an ideal family home.

Upon entering, you will find two spacious reception rooms that provide ample space for relaxation and entertaining. The heart of the home is undoubtedly the recently updated kitchen, which is both stylish and functional, perfect for those who enjoy cooking and hosting gatherings. The property features four well-proportioned bedrooms, ensuring plenty of room for family members or guests. The modern bathroom has also been thoughtfully renovated, adding to the overall appeal of the home.

Situated on a tree-lined avenue, this property is located in a popular area, offering a pleasant environment for families and individuals alike. The UPVC double glazing throughout the house not only enhances its aesthetic but also contributes to energy efficiency, ensuring comfort all year round.

For those with vehicles, there is convenient parking available for one car, adding to the practicality of this lovely home. Given its desirable location and impressive features, we highly recommend scheduling a viewing to fully appreciate what this property has to offer. Don't miss the opportunity to make this beautifully renovated house your new home.

## Ground Floor

### Entrance Hallway

Timber front entrance door and stained glass window, exposed floor boards, open plan staircase to the first floor

### Lounge

16'9" x 12'9" (5.130 x 3.910)

With feature fireplace housing modern electric fire, UPVC double glazed square bay window, tv point, coving to ceiling, double central heating radiator.

### Dining Room

18'2" x 10'11" (5.556 x 3.333)

Exposed floor boards, BI-FOLD doors to rear garden, feature inglenook fireplave (no fire), central heating radiator and feature serving hatch from kitchen

### Kitchen

13'3" x 8'7" (4.060 x 2.640)

Extensively fitted with a range of White High Gloss wall and base units, laminated working surfaces over, inset single drainer sink unit, mixer taps over, UPVC double glazed window, space for gas and electric range, extractor hood over, integral fridge and freezer, dish washer, plumbing and space for washing machine, double central heating radiator, wine rack, UPVC double glazed rear door.

### Ground Floor Cloaks WC

WC, wash hand basin, tiled walls, opaque UPVC double glazed window.

## FIRST FLOOR

### Landing

New UPVC double glazed window, staircase to the second floor, storage cupboard and dado rail

### Bedroom One

13'10" x 11'6" (4.240 x 3.510)

UPVC double glazed window to the front elevation, vertical radiator, fitted wardrobes to one full wall,

### Bedroom Two

13'8" x 9'1" (4.170 x 2.770)

Double room with UPVC double glazed window and central heating radiator.

### Bedroom Three

7'8" x 6'3" (2.360 x 1.930)

UPVC double glazed window and central heating radiator.

### Bathroom

Luxurious bathroom suite comprising of a white suite comprising; free standing bath, walk in shower unit with rainfall and handheld units, w/c and wash hand basin inset to vanity unit. Two obscure double glazed windows, chrome towel radiator and storage cupboard.

### First Floor Wc

WC, tiled walls, opaque UPVC double glazed window

## SECOND FLOOR

### Bedroom Four

19'1" x 11'5" (5.820 x 3.480)

UPVC double glazed window, fitted wardrobes, fire door. Built to building regulations in 1974

### Externally

A block paved forecourt to the front of the house, offers off road parking facilities.

There is path leading up the side of the property to the rear garden with lawn and raised hardstanding where a garage could be erected subject to the relevant permission or the hardstanding could be used for off street parking as the seller advises us there is a vehicular right of way to the rear allowing for parking

### Energy Performance Certificate

To view the following energy performance certificate, please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0176-3063-9206-1036-1200>

EPC Grade D

## Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast Highest available download speed Ultrafast 1800 Mbps 220 Mbps

Mobile Signal/coverage: Good with EE, O2 and Vodafone

Council Tax: Durham County Council, Band: C Annual price: £2,222.19 (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

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

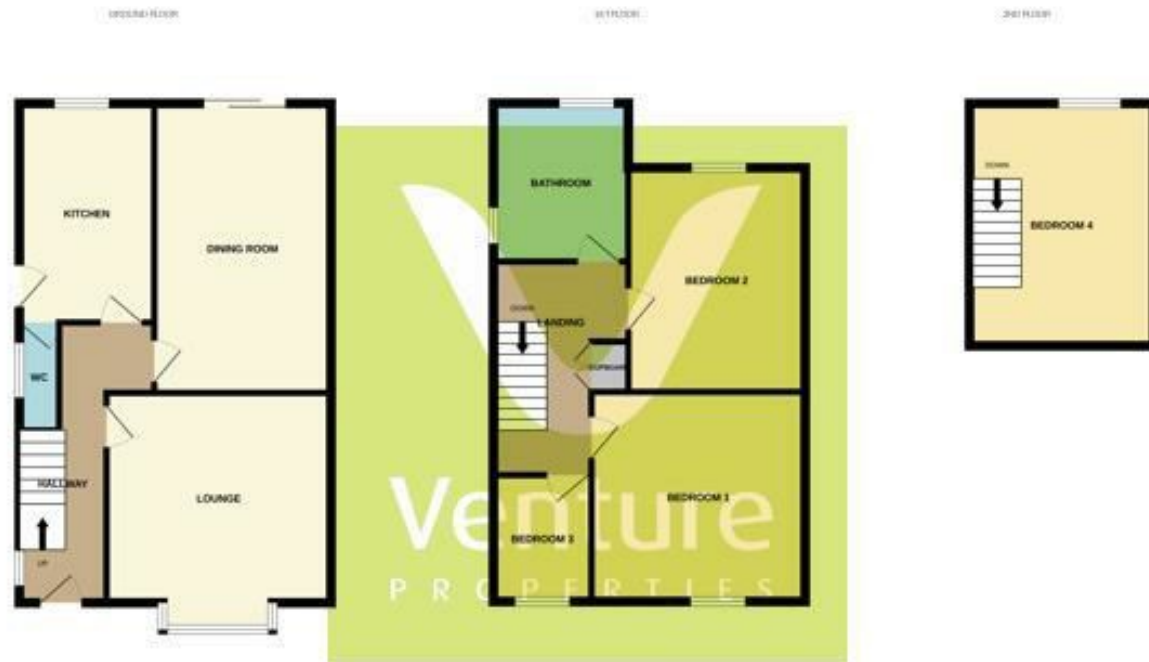
purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT)

per individual purchaser applies for carrying out these checks.

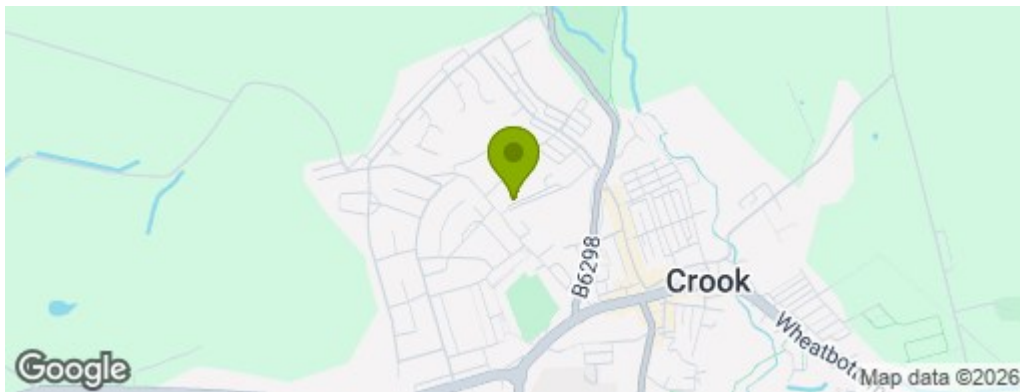
## Agents Note

We understand the Attic was built to building regulations in 1974. However We have not seen the documentation for this .

[www.venturepropertiesuk.com](http://www.venturepropertiesuk.com)



While 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 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.  
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## Property Information

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