



Maple Crescent

Crook DL15 9LE

Chain Free £95,000





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



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Maple Crescent

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- Three Bedroom Semi Detached Home
- EPC GRADE C
- Close To Local Primary School

- CHAIN FREE
- Utility Room
- First Floor Bathroom

- Lounge & Kitchen/Diner
- Good Sized Rear Garden
- Popular Location

This delightful semi-detached house presents an excellent opportunity for families seeking a spacious and comfortable home. The property boasts three well-proportioned bedrooms, making it ideal for family living. The first floor is dedicated to these bedrooms, accompanied by a conveniently located bathroom.

Upon entering, you are welcomed by a bright hallway that leads to an inviting open-plan kitchen diner and lounge, perfect for both entertaining guests and enjoying family meals. The utility room adds practicality to the space, ensuring that daily chores are easily managed.

The exterior of the property features a small front garden and a driveway to the side, providing parking for one vehicle. The large rear garden is a standout feature, offering a private and enclosed space for children to play or for hosting summer gatherings with friends and family.

This chain-free home is ready for you to move in and make it your own. With its generous living spaces and outdoor area, it is a wonderful choice for those looking to settle in a friendly community. Don't miss the chance to view this lovely property and envision your future in this welcoming home.

GROUND FLOOR

Entrance Hallway

Having central heating radiator, stairs to first floor and upvc double glazed window to side.

Kitchen/Dining Room

20'8" x 11'2" (6.304 x 3.421)

Fitted kitchen with a range of base units having contrasting work surfaces over, integrated electric oven and hob having extractor chimney over, stainless steel sink unit with mixer tap, breakfast bar, french patio doors to rear, laminate wood flooring, central heating radiator, upvc double glazed window to rear and opening into the lounge.

Utility Room

11'2" x 6'6" (3.404 x 1.985)

With plumbing for washing machine, and space for fridge freezer, wall mounted gas boiler, rear entrance door and upvc double glazed window.

FIRST FLOOR

Landing

Having airing cupboard, upvc double glazed window to side.

Bedroom One

12'1" x 11'1" (3.687 x 3.390)

Having storage cupboard, central heating radiator and upvc double glazed to front.

Bedroom Two

12'10" x 11'2" (3.931 x 3.426)

With storage cupboard, central heating radiator and upvc double glazed window to rear.

Bedroom Three

9'8" x 8'2" (2.954 x 2.503)

Having central heating radiator and upvc double glazed window to front.

Bathroom

Having a panelled bath with electric shower over, wc, wash hand basin and central heating radiator.

Externally

Externally to the front of the property is a small front garden and driveway to the side allowing for off road parking.

To the rear is a good sized enclosed garden mainly laid to lawn.

Energy Performance Certificate

<https://find-energy-certificate.service.gov.uk/energy-certificate/0320-2872-3660-2726-1341>

EPC Grade C expires 2036

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)

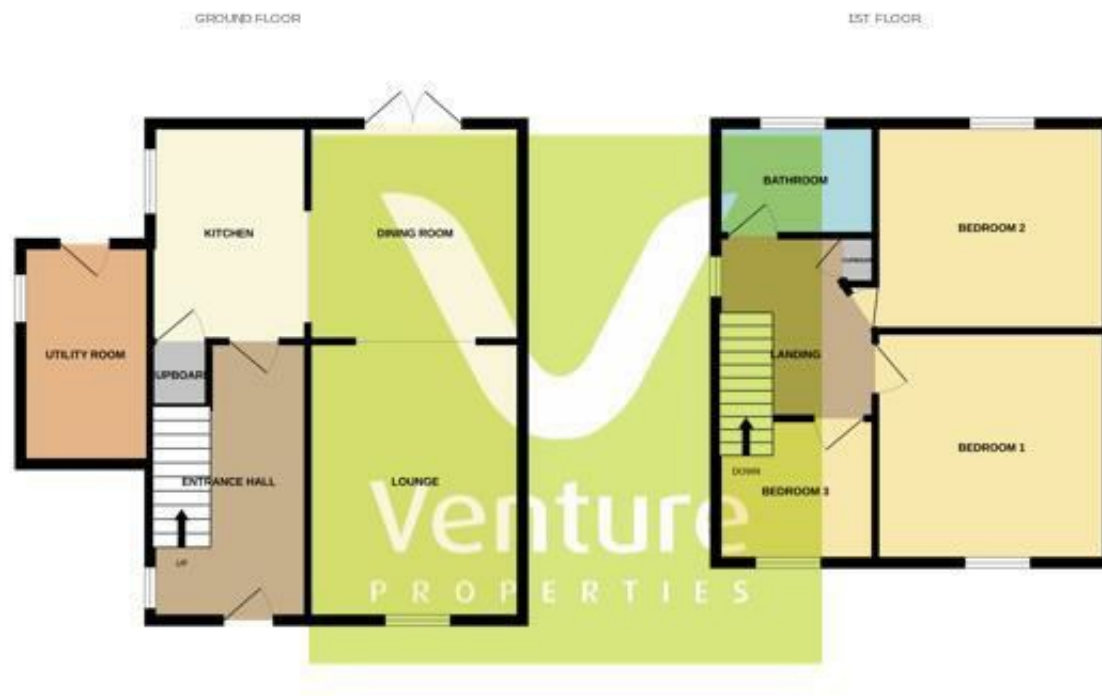
Energy Performance Certificate Grade C

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.

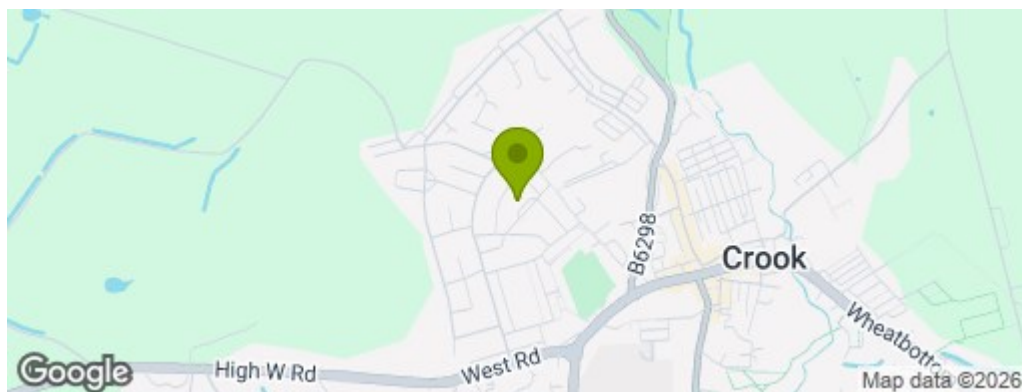
Disclaimer

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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 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.
Made with floorplan 1.0.0.26



Property Information

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