



Lilac Gardens

Crook DL15 9LU

Chain Free £88,000



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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- Two Bedroom Semi Detached
- EPC Grade D
- Conservatory to Rear

- CHAIN FREE
- Kitchen & Utility Room
- Rear Garden & Decking

- Lounge & Dining Room
- First Floor Bathroom
- Call Venture To View Today!!!

A Good Sized two-bedroom semi-detached home located in Lilac Gardens, Crook. This property, which spans an impressive 990 square feet, offers a wonderful opportunity for those seeking a comfortable home.

Upon entering, you enter a hallway that leads to two spacious reception rooms. The lounge provides a cosy atmosphere, while the dining room offers ample space for family meals and gatherings. The addition of a conservatory enhances the living area, allowing natural light to flood in and providing a view of the garden.

The kitchen is well-appointed and functional, making it easy to prepare meals and enjoy culinary adventures. Upstairs, you will find two generously sized bedrooms, ideal for restful nights. The bathroom is conveniently located on the first floor, ensuring ease of access for all.

Externally, the property has gardens and decking at both the front and rear. The home is chain-free, making it an attractive option for those looking to move in without delay.

Previously a three-bedroom house, this property has been thoughtfully reconfigured to create a more spacious living environment. Whether you are a first-time buyer, a small family, or looking to downsize, this semi-detached home in Lilac Gardens is sure to meet your needs. Don't miss the chance to make this lovely house your new home.

Ground Floor

Entrance Hallway

UPVC double glazed front entrance door, tiled floor, open plan staircase to the first floor, central heating radiator and UPVC double glazed window

Utility Room

With wall and base units, laminated working surfaces over, UPVC double glazed window, tiled splash backs, tiled floor, central heating radiator, coving to ceiling and spot lighting

Kitchen

10'7" x 6'2" (3.249 x 1.881)

Fitted with a range of laminated wall and base units, laminated working surfaces over, inset one and a half bowl sink unit, mixer taps over, tiled splash backs, UPVC double glazed window, integral electric double oven, tiled floor and spot lighting

Lounge

14'3" x 11'5" (4.347 x 3.496)

UPVC double glazed window, double central heating radiators, coving to ceiling and laminated floor

Dining Room

13'11" x 11'2" (4.246 x 3.424)

UPVC double glazed french door to the conservatory, central heating radiator, coving to ceiling

Conservatory

UPVC double glazed window and doors

First Floor

Landing

Bathroom

With a fitted suite including panelled bath with wc, wash hand basin, central heating radiators, opaque UPVC double glazed window

Bedroom One

20'8" x 11'2" (6.318 x 3.410)

Two UPVC double glazed windows, central heating radiator, laminated floor, overstairs bulkhead, coving to ceiling and fitted wardrobes.

Bedroom Two

11'11" x 11'2" (3.651 x 3.404)

UPVC double glazed window, central heating radiators, laminated floor, coving to ceiling and fitted wardrobes

Externally

To the front of the property there is a good sized garden with flower borders, good

sized decked patio. Whilst to the rear there is a good sized gardens with decked patio area, storage sheds etc

Other General Information

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband:

Ultrafast Highest Available Download Speed 10000 Mbps Highest Available Upload Speed 10000 Mbps

Mobile Signal/coverage: Good with EE, O2, Three and Vodafone although we would recommend you contact your supplier.

Council Tax : Durham County Council Band A Annual Price (£1668.64)

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 from Surface Water. Very Low from Rivers and Sea.

This property has been vacant for a number of months, additional council tax charges may be payable upon completion.

Disclaimer

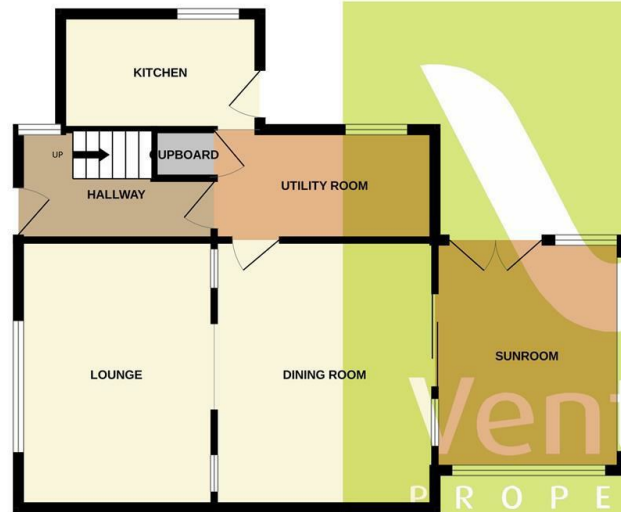
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Energy Performance Certificate

<https://find-energy-certificate.service.gov.uk/energy-certificate/4036-6825-3600-0126-2222>

EPC Grade D Expires 2036

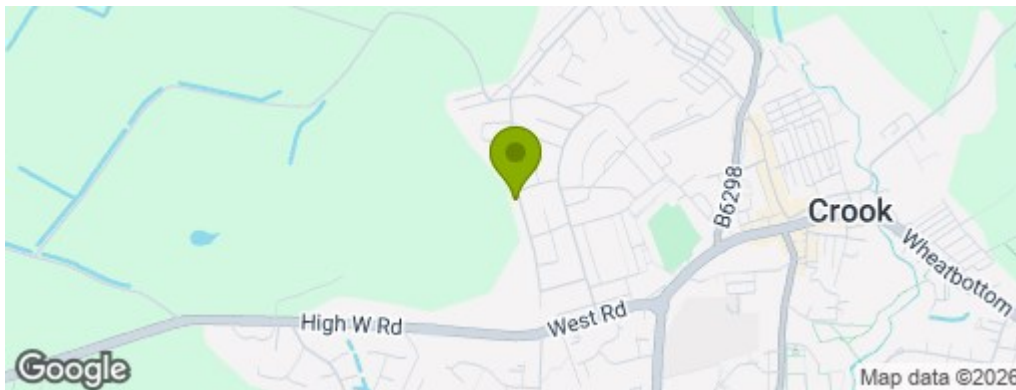
GROUND FLOOR



1ST FLOOR



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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