

Dickens Way

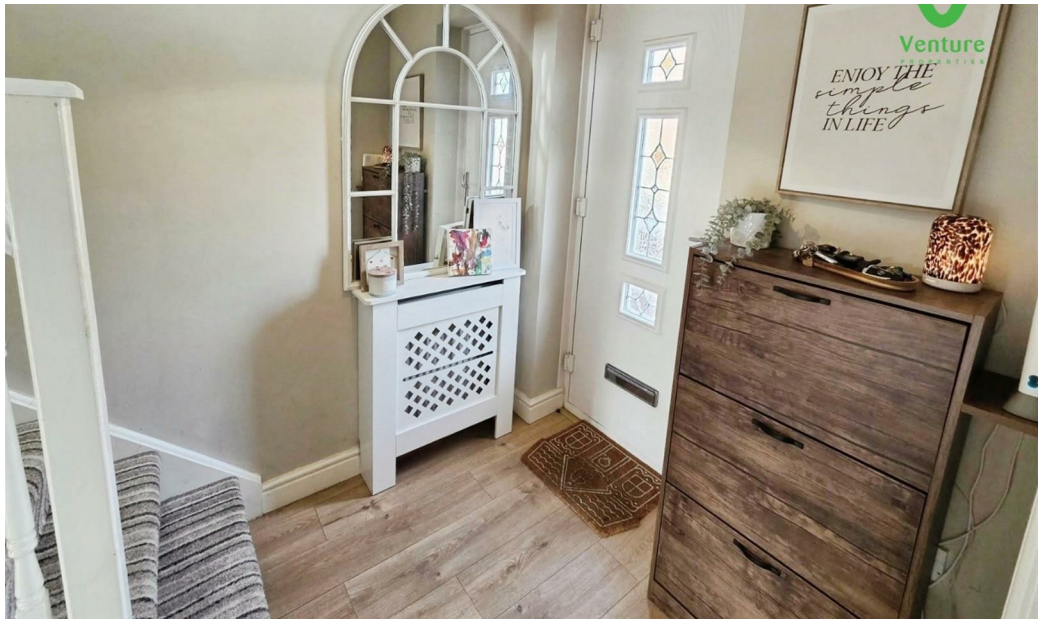
Crook DL15 9FQ

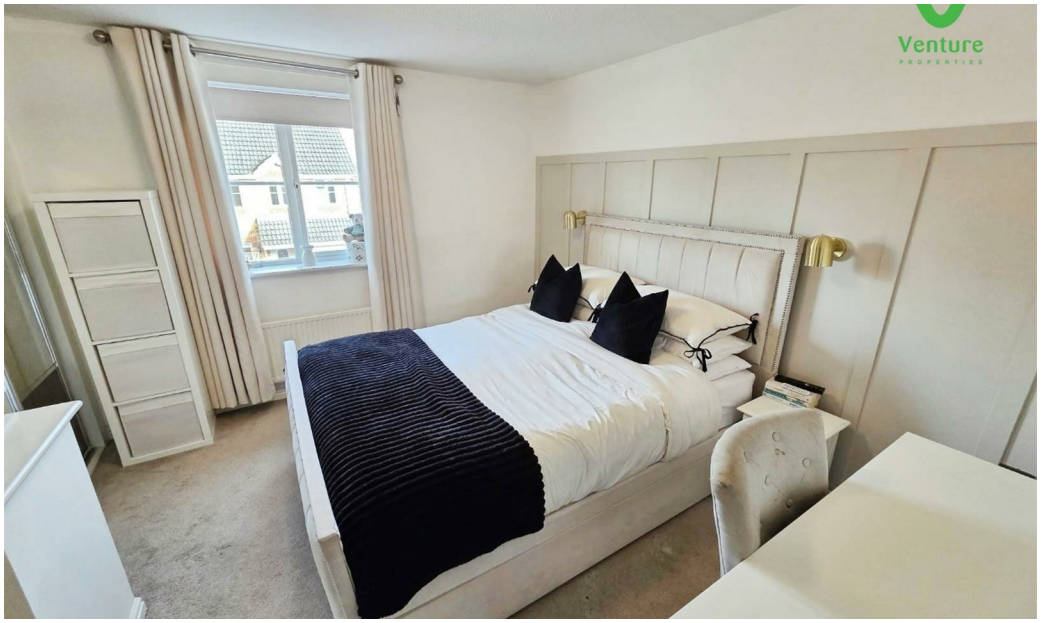
Asking Price £117,000

Venture
PROPERTIES



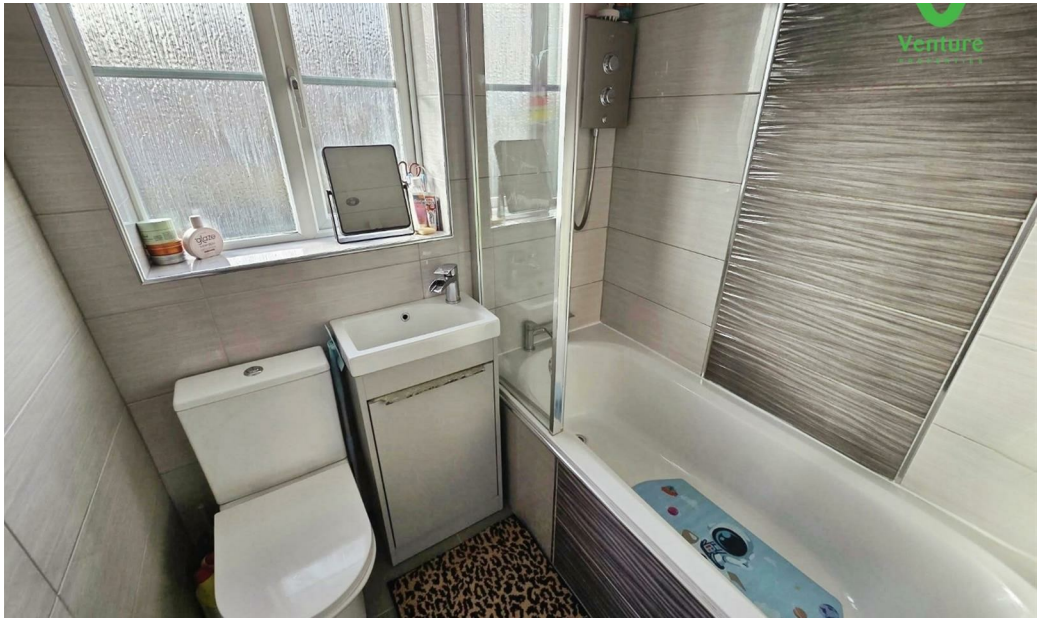






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Dickens Way

Crook DL15 9FQ



- Two Bedroom Semi Detached
- EPC Grade C
- First Floor Bathroom
- Rear Enclosed Garden
- Ground Floor Cloaks wc
- Lovely First Home
- Driveway To Front
- Lounge/Diner
- Popular Area

For sale: a well-presented two-bedroom semi-detached home on a popular family-orientated residential estate in Crook, County Durham.

The property is in good condition throughout and offers a practical layout. An entrance hallway with handy ground floor WC leads to a modern fitted kitchen with contemporary off white units, wood-effect worktops and integrated oven and hob, providing a bright and sociable cooking space. To the rear, the lounge/diner enjoys good natural light and opens through patio doors onto the garden, creating a pleasant flow for everyday living and entertaining.

Upstairs are two bedrooms, including a comfortable main double with neutral décor, and a further bedroom ideal as a child's room or study. The family bathroom is neatly finished with bath and shower over. The home has an EPC rating of C and falls within Council Tax band B.

Outside, there is a gravelled driveway to the side providing off-street parking. The enclosed rear garden offers a lawn and patio area, well suited to children, pets and outdoor dining.

Dickens Way is well placed for Crook town centre, where you'll find supermarkets, independent shops, cafés and everyday amenities. Local primary and secondary schools are within easy reach, making this a convenient choice for families. Bus services from Crook provide regular links to Bishop Auckland and Durham, with onward rail connections to Newcastle, Darlington, York and beyond from Durham station (Durham to Newcastle in around 15 minutes; to Darlington in about 20 minutes by train).

A straightforward, ready-to-move-into home in a friendly community setting.

GROUND FLOOR

Entrance Hallway
Via composite front entrance door, central heating radiator and stars rising to first floor.

Lounge L Shaped
13'10" x 6'3" x 8'9" (4.240m x 1.930m x 2.670m)
Having sliding patio doors to front, central heating radiator and upvc window.

Kitchen
9'8" x 6'3" (2.970 x 1.930)
Fitted with a range of wall and base units having contrasting work surfaces over, integrated eye level oven with separate gas hob and extraction chimney over stainless steel sink unit with mixer tap, plumbing for washing machine and space for fridge freezer, central heating radiator and upvc double glazed window to front.

Ground Floor Cloaks WC
Fitted with a white wash hand basin, wc and central heating radiator.

FIRST FLOOR

Landing
With airing cupboard housing hot water tank, loft hatch.

Bathroom/WC
Fitted with a white suite having panelled bath with electric shower and screen over, wash hand basin set to vanity, wc and heated towel rail.

Bedroom One
12'5" x 11'5" (3.810m x 3.480m)
With fitted sliding wardrobes, central heating radiator and upvc double glazed window to front.,

Bedroom Two
9'3" x 6'3" (2.820m x 1.930m)
Having central heating radiator and upvc double glazed window to rear.

Externally
Externally to the front is a gravelled driveway allowing for off road parking down the side of the house.
Steps lead up to the front door.

To the rear is an enclosed garden with laid patio area and lawn

Energy Performance Certificate
To view the full Energy Performance Certificate for this property, please use the following link:

https://find-energy-certificate.service.gov.uk/energy-certificate/4890-7216-0222-0606-3963?print=true

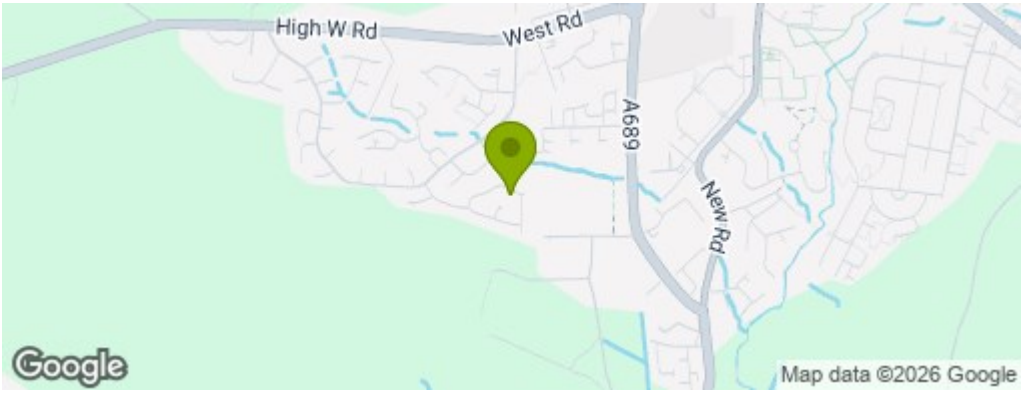
EPC Grade C

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: We would recommend speaking to your provider
Council Tax: Durham County Council, Band: B Annual price: £1,944.42 (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, very low risk of flooding from the rivers and 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.





Property Information

01388 741174

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