



Pennine Court, Fir Tree, DL15 8EG  
3 Bed - House - Detached  
£225,000

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## Pennine Court Fir Tree, DL15 8EG

Robinsons are delighted to bring to the sales market this beautifully presented and extended three-bedroom detached house, occupying a generous plot with off-road parking, a garage, and a well-maintained enclosed rear garden. The property benefits from oil central heating (new oil central heating boiler installed in April 2026), double-glazed windows throughout, and the added comfort of a log-burning stove.

The internal accommodation briefly comprises an entrance hallway with cloakroom/WC, a welcoming lounge featuring a bay window to the front aspect and a log-burning stove, and an impressive open-plan kitchen/dining room fitted with a range of quality wall, base, and drawer units, along with integrated appliances and a dining area. French doors lead through to the sunroom extension, which enjoys pleasant views over the rear garden and provides direct access via a further set of French doors. A useful utility room completes the ground floor.

To the first floor are three bedrooms, one of which is ideally suited as a walk-in wardrobe or dressing room, along with a well-appointed bathroom fitted with a four-piece suite comprising a bath, separate shower cubicle, wash hand basin, and WC.

Externally, the property boasts a block-paved driveway providing ample off-road parking, a single garage with electric door, power, and lighting, and an enclosed rear garden mainly laid to lawn with a patio area, ideal for outdoor dining and entertaining.

Ideally located within the popular village of Fir Tree on the outskirts of Crook, the property enjoys convenient access to nearby towns including Bishop Auckland, Darlington, and Weardale, along with excellent commuting links.

For further information or to arrange an internal viewing, please contact Robinsons.























### Agent Notes

Council Tax: Durham County Council, Band C Approx. £2,331.00

Tenure: Freehold

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - None

Electricity supply – Mains

Water Supply – Mains (not metered)

Sewerage – Mains

Heating – Oil Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – No

Probate – NA

Rights & Easements – None known, check with seller

Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – check with seller

Planning Permission – 3/2006/0535

Accessibility/Adaptations – No.

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

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.

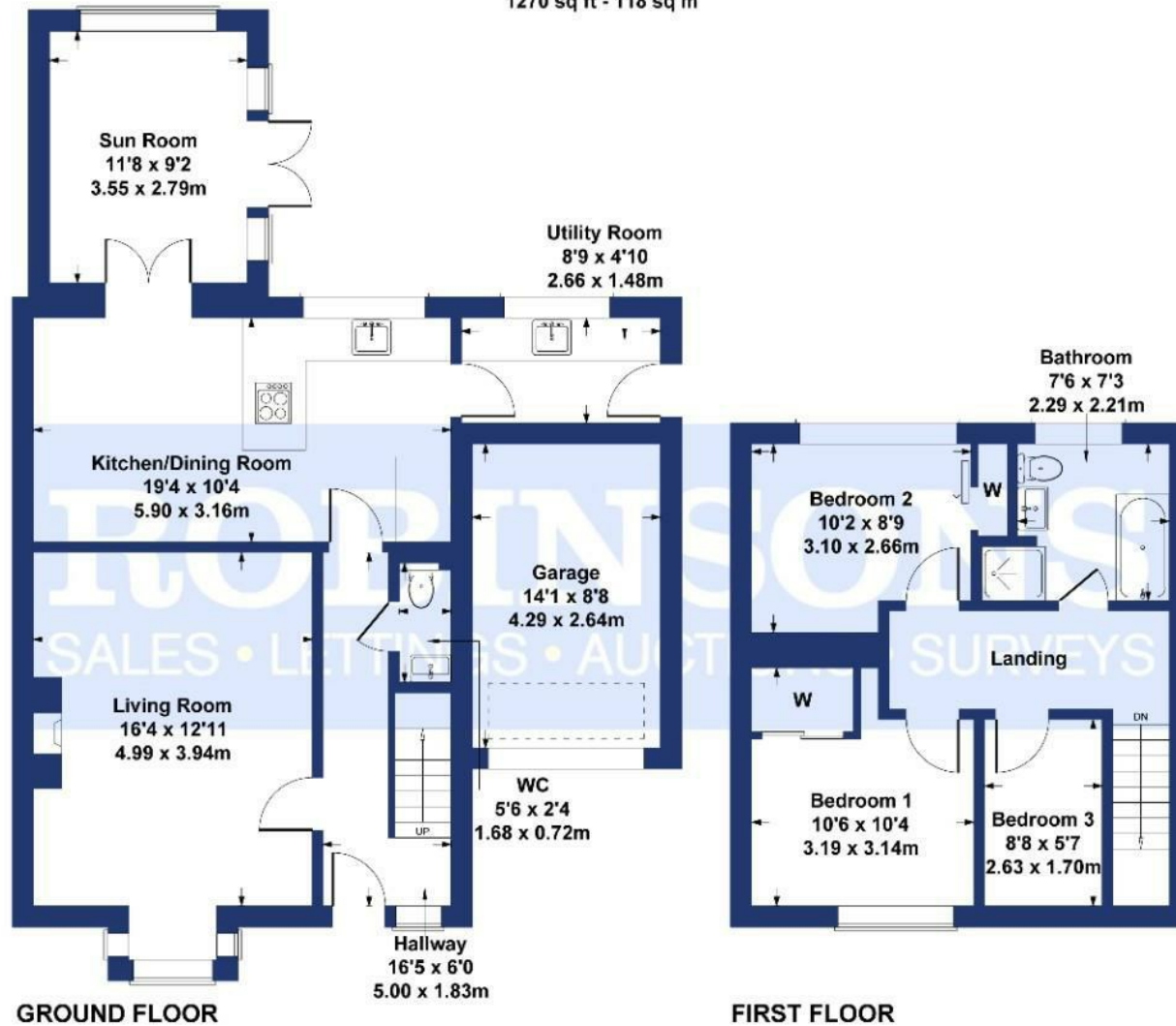






# Pennine Court, Fir Tree

Approximate Gross Internal Area  
1270 sq ft - 118 sq m



## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 66                      | 77        |
|                                             | EU Directive 2002/91/EC |           |

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.





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