



St. Marys Avenue, DL15 9HY  
3 Bed - House - Mid Terrace  
O.I.R.O £185,000

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

# St. Marys Avenue , DL15 9HY

Robinsons are excited to offer to the sales market this beautifully presented three bedroom, two reception room mid terrace house. Located in the charming cul-de-sac of St. Marys Avenue in Crook, being within a short walk of Crook town centre, this property is not to be missed!

The property is well presented throughout and has undergone a programme of renovation in recent years, which include a new roof, new kitchen and bathroom and new gas combination boiler. The property also benefits from having UPVC double glazed windows.

One of the standout features of this home is the thoughtfully converted attic, which creates a versatile room that can serve as a study or playroom, catering to your specific needs.

The internal accommodation comprises; entrance hallway with staircase to the first floor. Lounge with bay window to the front aspect, enjoying views of the garden. Second reception room which would be ideally used as a dining room but could serve as a second lounge. Re-fitted kitchen which is fitted with a range of contemporary wall, base and drawer units with integrated appliances and leads to the useful utility room with space for washing machine and fridge/freezer. A WC and large walk-in storage cupboard conclude the ground floor.

To the first floor there are three well proportioned bedrooms, two having built in storage. Beautifully re-fitted family bathroom with four piece suite, including bath and separate shower enclosure.

A further staircase from the landing gives access to the attic space.

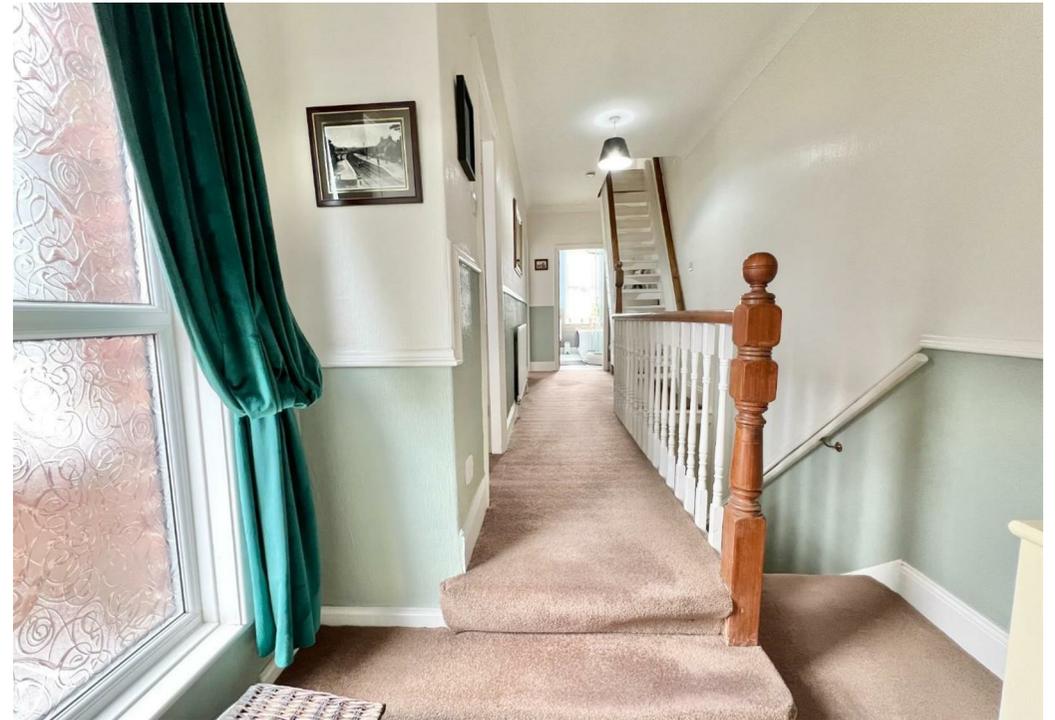
Outside there is an enclosed garden to the front which is well stocked with colourful flower borders. At the rear there is an enclosed yard.

Contact Robinsons for further information and to arrange your viewing













### Location

St Mary's avenue is a very pleasant cul-de-sac of houses arranged around an open tree-lined green. It is within walking distance of Crook town centre which offers a wide range of shopping amenities, local businesses, health care facilities, schooling and bus links. Within a short driving distance away, or on the local bus you are able to reach larger towns and cities, including Bishop Auckland and Durham City Centre. Open countryside surrounds Crook and it enjoys some stunning views.

### Viewings

Viewings are highly recommended, please contact Robinsons to arrange yours.

### Agents Notes

Council Tax: Durham County Council, Band C £2268.00

Tenure: Freehold

Property Construction – Standard.

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

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains (not metered)

Sewerage – Mains

Heating – Gas 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 – yes

Probate – being applied for 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 – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – any alterations or conversions etc.

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

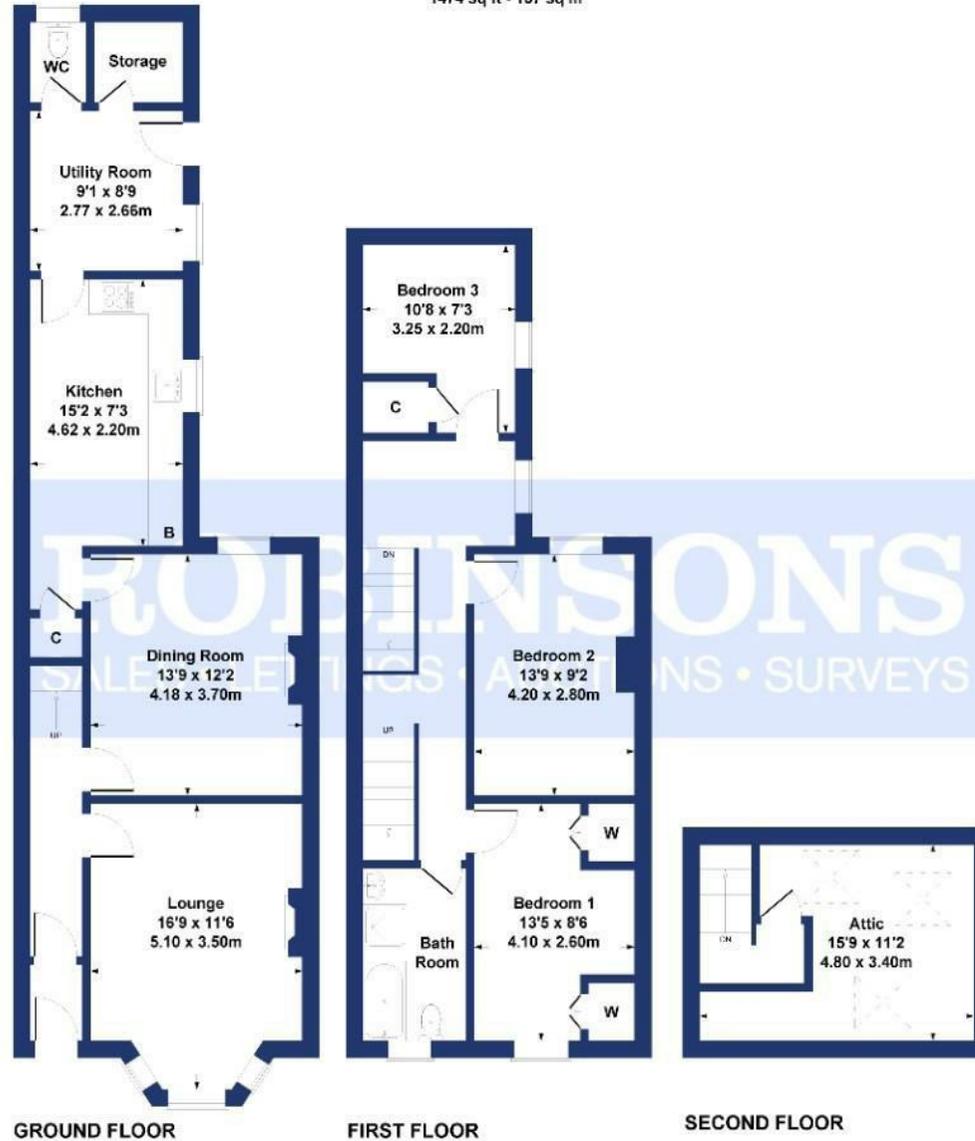
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from 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.



# St Marys Avenue Crook

Approximate Gross Internal Area  
1474 sq ft - 137 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. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) <b>A</b>			
(61-81) <b>B</b>			
(39-60) <b>C</b>			
(13-58) <b>D</b>			
(8-38) <b>E</b>			
(1-7) <b>F</b>			
(0) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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. Robynsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robynsons staff may benefit from referral incentives relating to these









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