



**Morson Avenue, DL15 8JT**  
**3 Bed - House - Mid Terrace**  
**£95,000**

**ROBINSONS**  
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**\* NO FORWARD CHAIN \* GARAGE \***

Robinsons are delighted to offer to the sales market this well-presented three-bedroom home, pleasantly situated on Morson Avenue and within walking distance of Crook town centre. The property also benefits from a single garage.

The house has been well cared for over the years and had a new gas boiler installed in 2024. While some modernisation is required, this has been thoughtfully reflected in the competitive asking price.

The internal accommodation briefly comprises an entrance hallway with staircase leading to the first-floor landing. There are two well-proportioned reception rooms, including a lounge with a bay window to the front aspect and an archway opening into the dining room. The kitchen is fitted with a range of wall, base and drawer units, provides space for appliances, and includes a useful under-stairs storage cupboard.

To the first floor, the landing offers a spacious storage cupboard and access to three bedrooms. The bathroom is fitted with a three-piece suite, including a bath with electric shower, along with a cupboard housing the gas boiler.

Externally, the property features a small forecourt garden to the front and an enclosed yard to the rear. The garage is accessed via the back street, has an up-and-over door, and benefits from power and lighting. It is currently used to house the washing machine and tumble dryer along with ample storage space.

Morson Avenue is conveniently located within walking distance of Crook town centre, which offers a wide range of shopping amenities, local businesses and healthcare facilities. Bus links are also close by.

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

**Agent Notes**

Council Tax: Durham County Council, Band B £1,984.00

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 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 – No

Probate – has been applied for.

Rights & Easements – None known.

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 – No

Planning Permission – Nothing in the local area to affect this property that we are aware of.

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.



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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.

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

## DURHAM

1-3 Old Elvet

DH1 3HL

**T:** 0191 386 2777 (Sales)

**T:** 0191 383 9994 (option1) (Lettings)

**E:** info@robinsonsdurham.co.uk

## DURHAM REGIONAL HEAD OFFICE

19A old Elvet

DH1 3HL

**T:** 0191 383 0777

**E:** info@robinsonsdurham.co.uk

## CHESTER-LE-STREET

45 Front Street

DH3 3BH

**T:** 0191 387 3000

**E:** info@robinsonsccls.co.uk

## BISHOP AUCKLAND

120 Newgate Street

DL14 7EH

**T:** 01388 458111

**E:** info@robinsonsbishop.co.uk

## CROOK

Royal Corner

DL15 9UA

**T:** 01388 763477

**E:** info@robinsonscrook.co.uk

## SPENNYMOOR

11 Cheapside

DH16 6QE

**T:** 01388 420444

**E:** info@robinsonsspennymoor.co.uk

## SEDGEFIELD

3 High Street

TS21 2AU

**T:** 01740 621777

**E:** info@robinsonssedgefield.co.uk

## WYNYARD

The Wynd

TS22 5QQ

**T:** 0174 064 5444

**E:** info@wynyardfineandcountry.co.uk

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