



New Road, Crook, DL15 8QE  
2 Bed - Bungalow - Semi Detached  
Starting Bid £140,000

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

# New Road Crook, DL15 8QE

\* NO FORWARD CHAIN \* OFF ROAD PARKING AND GARAGE \*

For sale by modern auction, guide price £140,000, plus reservation fee.

Located within walking distance of the town centre, Robinsons are delighted to bring to the market this two-bedroom semi-detached bungalow, offered with the benefit of no onward chain. The property features off-road parking, a garage/workshop, and enclosed gardens. While the bungalow is in need of refurbishment, which is reflected in the competitive asking price, it benefits from a new roof fitted in 2020, double-glazed windows, and heating via a 'Baxi' gas combination boiler.

The bungalow comprises an entrance vestibule with glazed door leading to a central hallway. The spacious lounge overlooks the front aspect, offering a light and airy space. The kitchen includes a Gazco gas stove and opens into the conservatory, providing direct access to the gardens. A second reception room to the rear could serve as an additional bedroom and opens to a rear porch. A double bedroom is also located at the rear, and the hallway finally leads to a bathroom fitted with a three-piece suite and the wall-mounted gas combination boiler.

The property enjoys enclosed gardens to the front, side, and rear. Double gates at the rear provide access to the detached garage, which includes lighting and power, with an adjoining brick storage shed. A driveway situated next to the neighbouring bungalow leads to a large hardstanding area and provides access to the rear garden and garage. Please note the neighbouring bungalow has a legal right of way to access their driveway and garage.













#### Location

One of the standout features of this bungalow is its fantastic location, within walking distance of Crook town centre, which offers a wide range of shops, healthcare facilities, and public transport links connecting to neighbouring towns.

#### Modern Auction

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

#### Agent Notes

Council Tax: Durham County Council, Band B £1984.00

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

Sewerage – Mains

Heating – Gas

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 – N/A

Rights & Easements – Driveway to the side of the neighbouring bungalow is owned by subject property- neighbouring bungalow has legal right of access to their garage at the rear.

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. Check with seller.

Accessibility/Adaptations – side conservatory

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.



# New Road Crook

Approximate Gross Internal Area  
1265 sq ft - 118 sq m



**GARAGE**

**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			
(82 plus)	A		
(61-81)	B		
(49-60)	C		
(35-48)	D		
(29-34)	E		
(21-28)	F		
(1-20)	G		
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. 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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