Louvain Terrace, Crook, DL15 9PB
3 Bed - House - Semi-Detached
O.I.R.O £165,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Louvain Terrace
Crook, DL15 9PB

* OFF ROAD PARKING AND GARAGE * NEW WINDOWS AND DOORS FITTED IN OCTOBER 2023 * RE-FITTED KITCHEN AND BATHROOM * TWO RECEPTION ROOMS * GROUND FLOOR WC *

Robinsons are excited to offer to the market this beautifully presented three bedroom semi-detached house which has undergone a programme of refurbishment in recent years. The house has re- fitted kitchen and bathroom, open plan living created with a kitchen/dining room, contemporary decoration and flooring throughout. The house is warmed by gas central heating and in 2023 had newly fitted UPVC double glazed windows and new front door and porch door fitted.

The internal accommodation comprises; entrance porch, hallway with staircase to the first floor landing, cloakroom/WC. Lounge with bay window to front aspect. Open plan kitchen/dining room with a range of wall, base and drawer units with with integral hob and oven and space for fridge/freezer and automatic washing machine, space for dining table.

To the first floor there are three bedrooms and a family bathroom with four piece suite, including bath and separate shower cubicle.

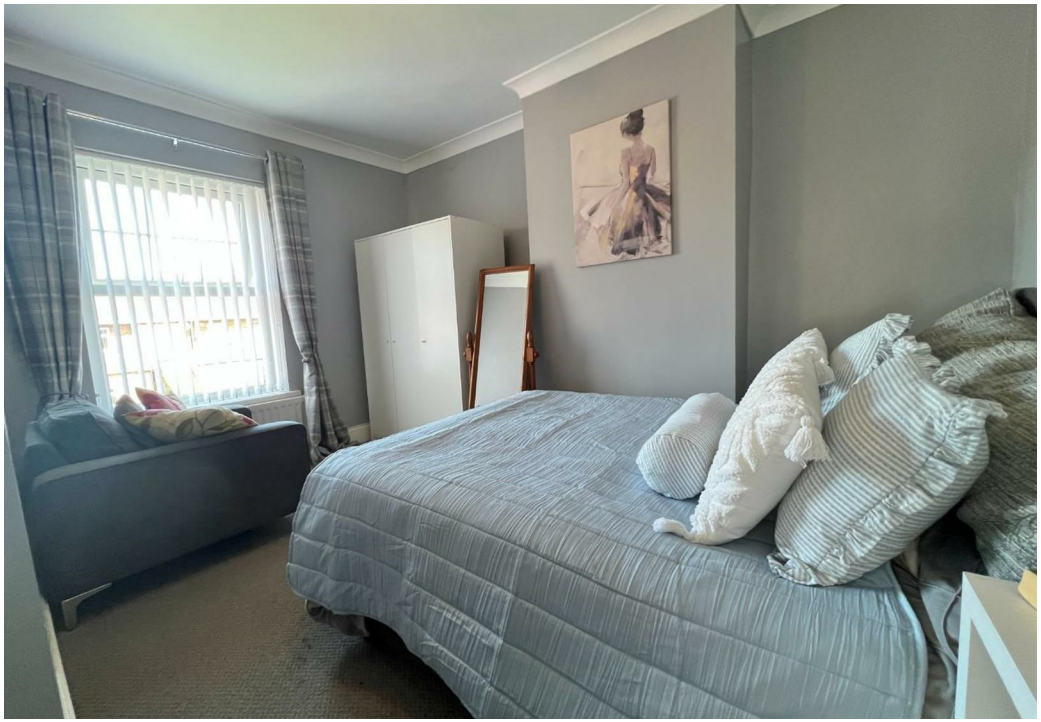
Outside there is a gravelled driveway to the front allowing off road parking and a further shared driveway leading to the garage. The rear garden is also mainly laid to lawn with patio area.

The property is conveniently positioned on Louvain Terrace and enjoys countryside views to the front. It is within close proximity of the town centre which has a range of shopping facilities including an 'Aldi' and 'Lidl' and a range of other local businesses, including cafes, restaurants etc. The house is also within close proximity of schooling and bus links.

An internal viewing comes highly recommended, please contact Robinsons today to arrange yours.

Hotpoint

MUM



Agents Notes
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas central heating

Tenure: Freehold

EPC Rating: D

Durham Council Tax Band: C £2268

Broadband

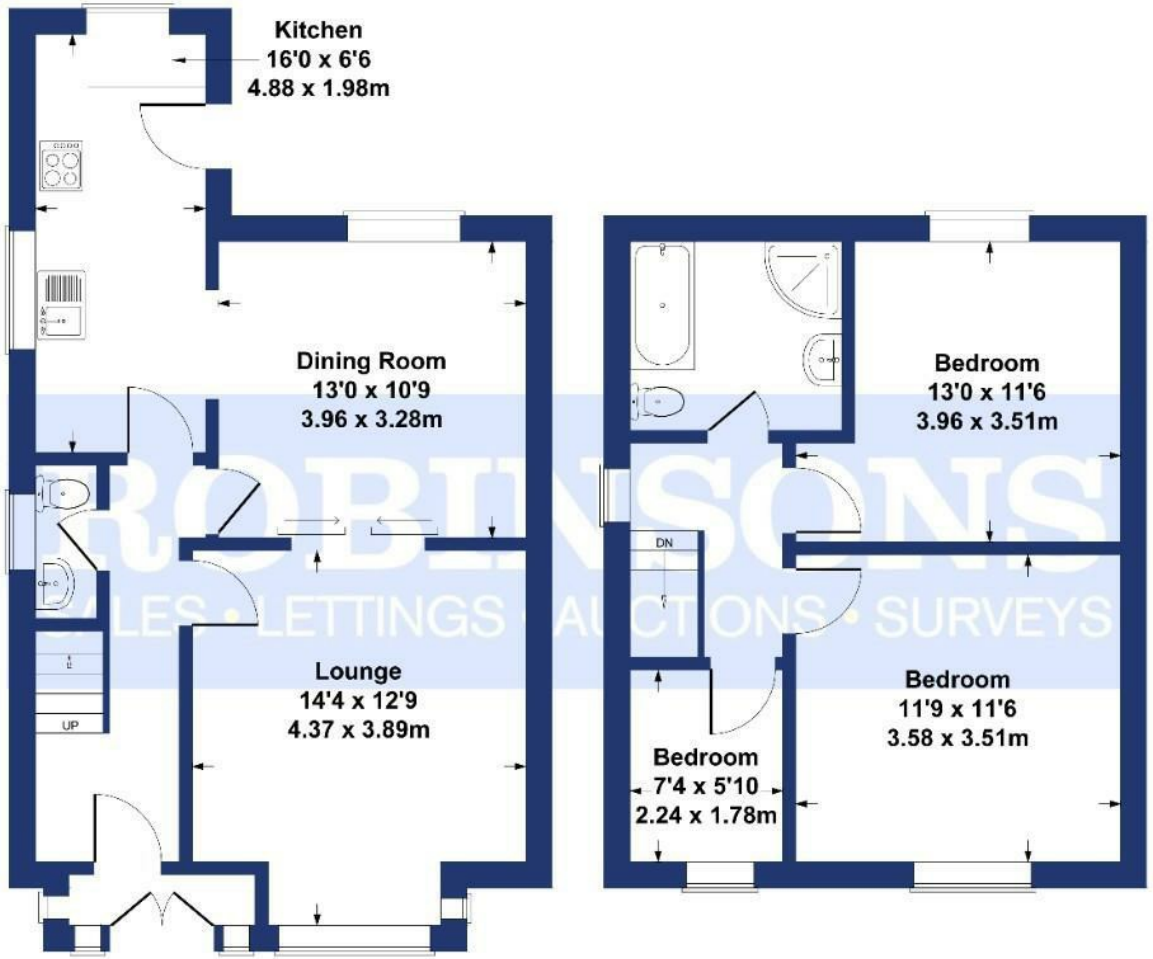
Basic
17 Mbps
Superfast
80 Mbps
Ultrafast
1800 Mbps

Mobile Signal: Average/Good

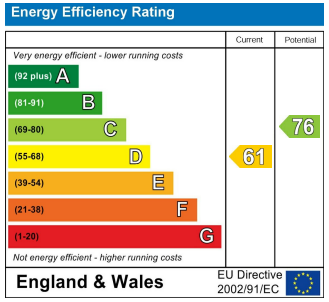
Disclaimer
The preceding details have been sourced from the seller and OntheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.

Louvain Terrace Crook

Approximate Gross Internal Area
977 sq ft - 91 sq m



GROUND FLOOR **FIRST FLOOR**



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. 2023

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.

Royal Corner, Crook, County Durham, DL15 9UA
Tel: 01388763477
info@robinsonscrook.co.uk
www.robinsonsestateagents.co.uk

RICS

ARLA
Association of Residential Letting Agents

mortgage CHOICE
from Robinsons