



West Road, DL15 9PW
3 Bed - House - Link Detached
£130,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

West Road , DL15 9PW

* NO FORWARD CHAIN * GARAGE AND DRIVEWAY *

Robinsons have the pleasure of offering to the sales market, with the benefit of no forward chain this generous size three bedroom link-detached house. The house is well positioned, being within a short walking distance of Crook town centre and schooling. The property is warmed by gas central heating via a 'Baxi' combination boiler and has UPVC double glazed windows.

The property should prove to be a ideal family home, having a large open plan reception room with ample space for dining and seating furniture, modern fitted kitchen with space for appliances and front entrance porch conclude the ground floor. To the first floor there are three spacious bedrooms and a family bathroom with four piece suite, including bath and separate shower cubicle.

Outside the house has enclosed gardens to the front, side and rear, along with a driveway and single garage.

Just a short walking away is Crook town centre, which has a wide range of shopping amenities, including an 'Aldi' and 'Lidl' and a range of local businesses and health care facilities. Primary schooling, nurseries and bus links are also within walking distance away.

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













Agent notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas central heating

EPC Rating: C

Tenure: Freehold

Durham Council Tax Band: C

Annual Price: £2,268

Broadband

Basic

17 Mbps

Superfast

80 Mbps

Ultrafast

1000 Mbps

Mobile Signal: Average/Good

Disclaimer

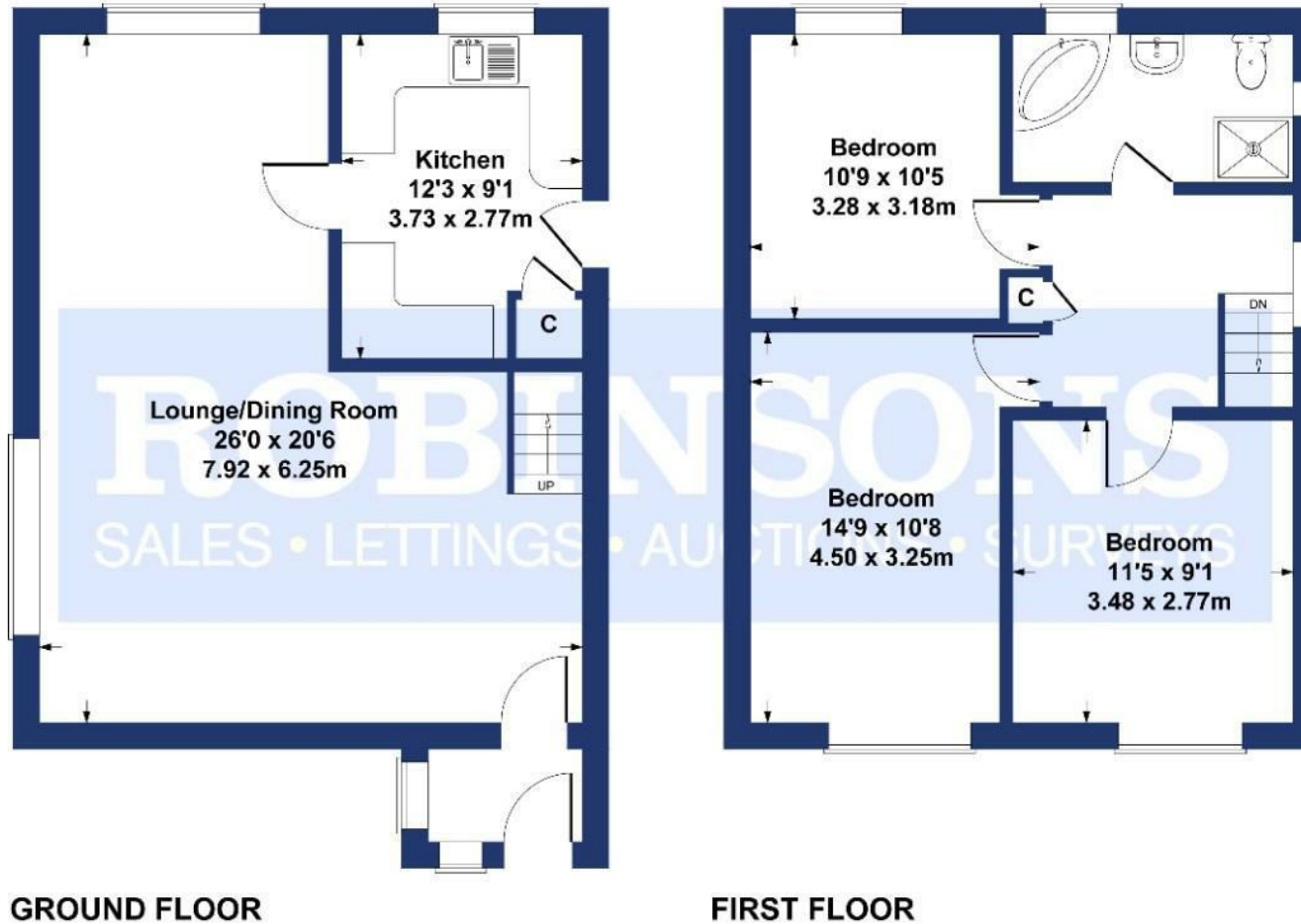
The preceding details have been sourced from the seller and OntheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept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





West Road Crook

Approximate Gross Internal Area
1092 sq ft - 101 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. 2021

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			84
(81-81) B			
(69-80) C		69	
(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	

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

