



Milburn Street, Crook, DL15 9DY
3 Bed - House - End Terrace
£120,000

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Milburn Street

Crook, DL15 9DY

Located on Milburn Street in the charming town of Crook, this deceptively spacious three-bedroom end terrace house is a true gem. The property is exceptionally well presented throughout, making it an ideal choice for families or individuals seeking a comfortable and stylish home.

Upon entering, you will be greeted by a modern kitchen that boasts contemporary fittings, perfect for culinary enthusiasts. The recently re-fitted bathroom adds a touch of luxury, ensuring that your daily routines are both convenient and enjoyable. The master bedroom features built-in wardrobes, providing ample storage space, while the additional bedrooms offer versatility for guests, children, or a home office.

One of the standout features of this property is the useful loft area, which is easily accessible via a fitted staircase from the first-floor landing. This additional space can be transformed into a playroom, study, or simply used for extra storage, catering to your specific needs.

The location is another significant advantage, as the house is conveniently situated close to the town centre, offering easy access to a variety of amenities, shops, and road links. This makes commuting and daily errands a breeze.

To the rear, you will find a private yard, providing a tranquil outdoor space for relaxation or entertaining guests. This area is perfect for enjoying the fresh air or creating a small garden oasis.

In summary, this delightful end terrace house on Milburn Street presents an excellent opportunity for those looking for a well-appointed home in a prime location. With its modern features, spacious layout, and convenient access to local amenities, it is sure to appeal to a wide range of buyers.









GROUND FLOOR

Entrance Hall

Lounge

15'3" x 12'11" 3'9" (4.66 x 3.94 1.16)

Kitchen/Dining Room

23'6" x 12'11" maximum (7.18 x 3.94 maximum)

Bathroom

FIRST FLOOR

Landing

Bedroom 1

13'8" x 12'1" (4.19 x 3.69)

Bedroom 2

15'3" 10'5" (4.66 3.18)

Bedroom 3

12'4" x 6'5" (3.76 x 1.98)

LOFT

14'11" x 11'9" (4.57 x 3.60)

Agents Notes

Council Tax: Durham County Council, Band A £1701.00

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 n/a

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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.



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