



Laurel Gardens, Crook, DL15 9LW
3 Bed - House - Semi-Detached
£95,000

ROBINSONS
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Laurel Gardens

Crook, DL15 9LW

* NO FORWARD CHAIN * SPACIOUS FAMILY HOME * GAS COMBINATION BOILER AND UPVC DOUBLE GLAZED WINDOWS *

Robinsons have the pleasure of offering to the sales market, with the benefit of no forward chain this three bedroom semi-detached house. The property is a generous size with two reception rooms and useful utility room, it is warmed by a gas combination boiler and has UPVC double glazed windows.

The internal accommodation comprises; entrance hallway with staircase leading to the first floor landing. Two reception rooms, both overlooking the rear south facing garden and one having patio doors giving access. A kitchen with window to the front aspect and has a range of wall, base and drawer units with space for appliances, useful utility room with further space for appliances.

To the first floor there are three bedrooms and a bathroom with three piece suite including a shower over the bath.

Outside there is an enclosed garden to the front which is laid to lawn. The rear garden is south facing and is enclosed with gated access and laid to lawn with patio areas and space for garden shed.

Laurel Gardens is well positioned in Crook being within close proximity of schooling, bus links and Crook town centre, which has a wide range of shopping and health care facilities.

Contact Robinsons for further information and to arrange an internal viewing.











Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas central heating

EPC Rating: D

Tenure: Freehold

Durham Council Tax Band: A

Annual Price: £1,701

Broadband

Basic

14 Mbps

Superfast

80 Mbps

Ultrafast

9000 Mbps

Mobile Signal: Average/Good

Disclaimer

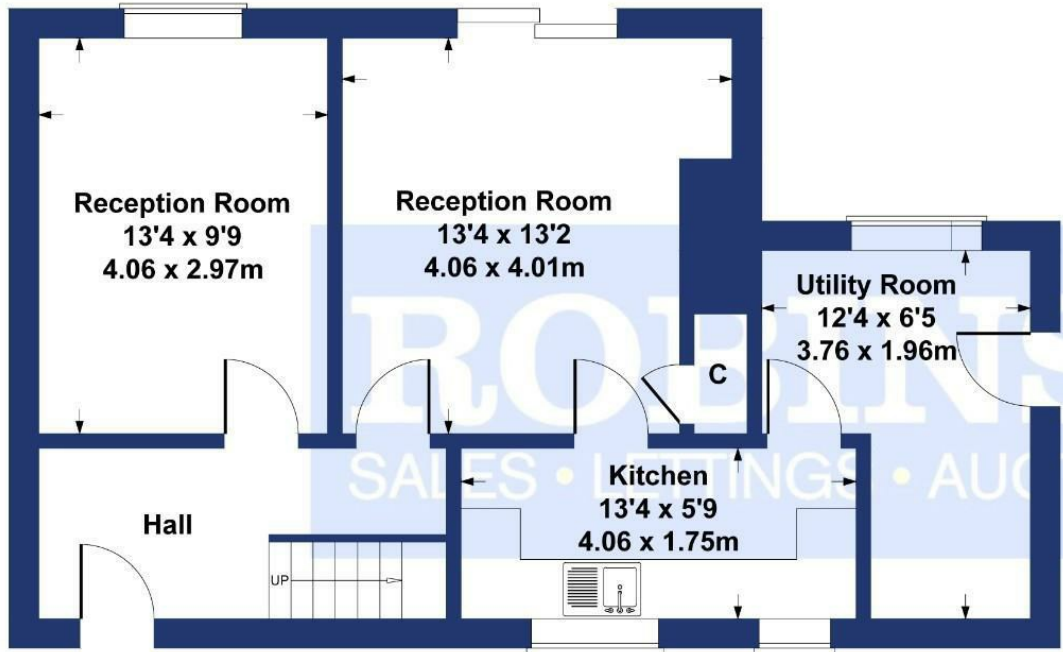
The preceding details have been sourced from the seller and OntheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept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



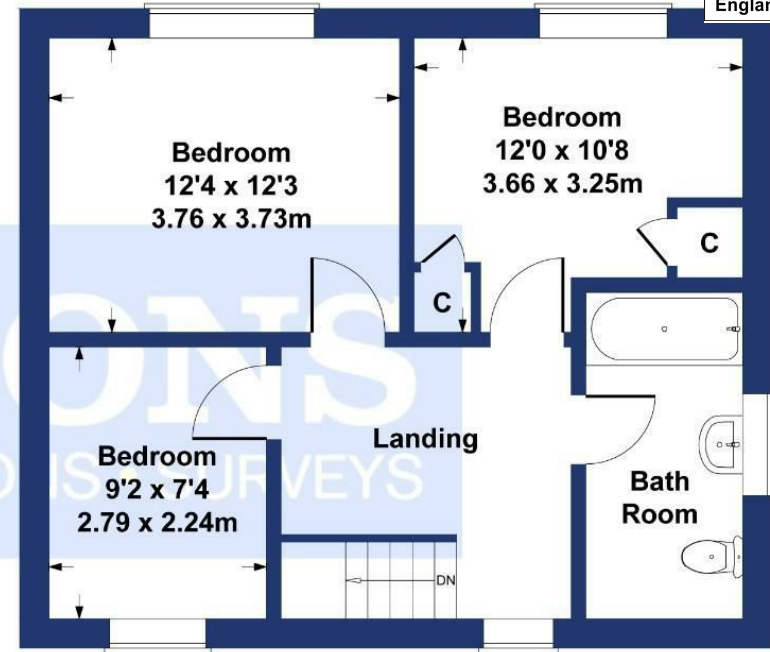
Laurel Gardens Crook

Approximate Gross Internal Area
1041 sq ft - 97 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		81
(81-81)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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. 2024

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. Robynsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robynsons staff may benefit from referral incentives relating to these services.



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