



Milburn Street, DL15 9DY  
3 Bed - House - Mid Terrace  
£99,950

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

# Milburn Street , DL15 9DY

\* NO FORWARD CHAIN \*

Robinsons are delighted to offer to the sales market this substantial and well-presented three-bedroom mid-terrace home, ideally suited to family living thanks to its generous proportions and spacious accommodation throughout.

The property benefits from gas central heating via a combination boiler and UPVC double glazing, providing comfort and efficiency year-round.

The internal accommodation briefly comprises an inviting entrance hallway, a bright and spacious lounge featuring a bay window to the front elevation, and double doors leading through to the dining room. The dining room offers an excellent space for entertaining and family meals, with French doors opening onto the enclosed rear yard. The kitchen is fitted with an extensive range of wall, base and drawer units, offering ample storage and workspace, together with space for a variety of appliances.

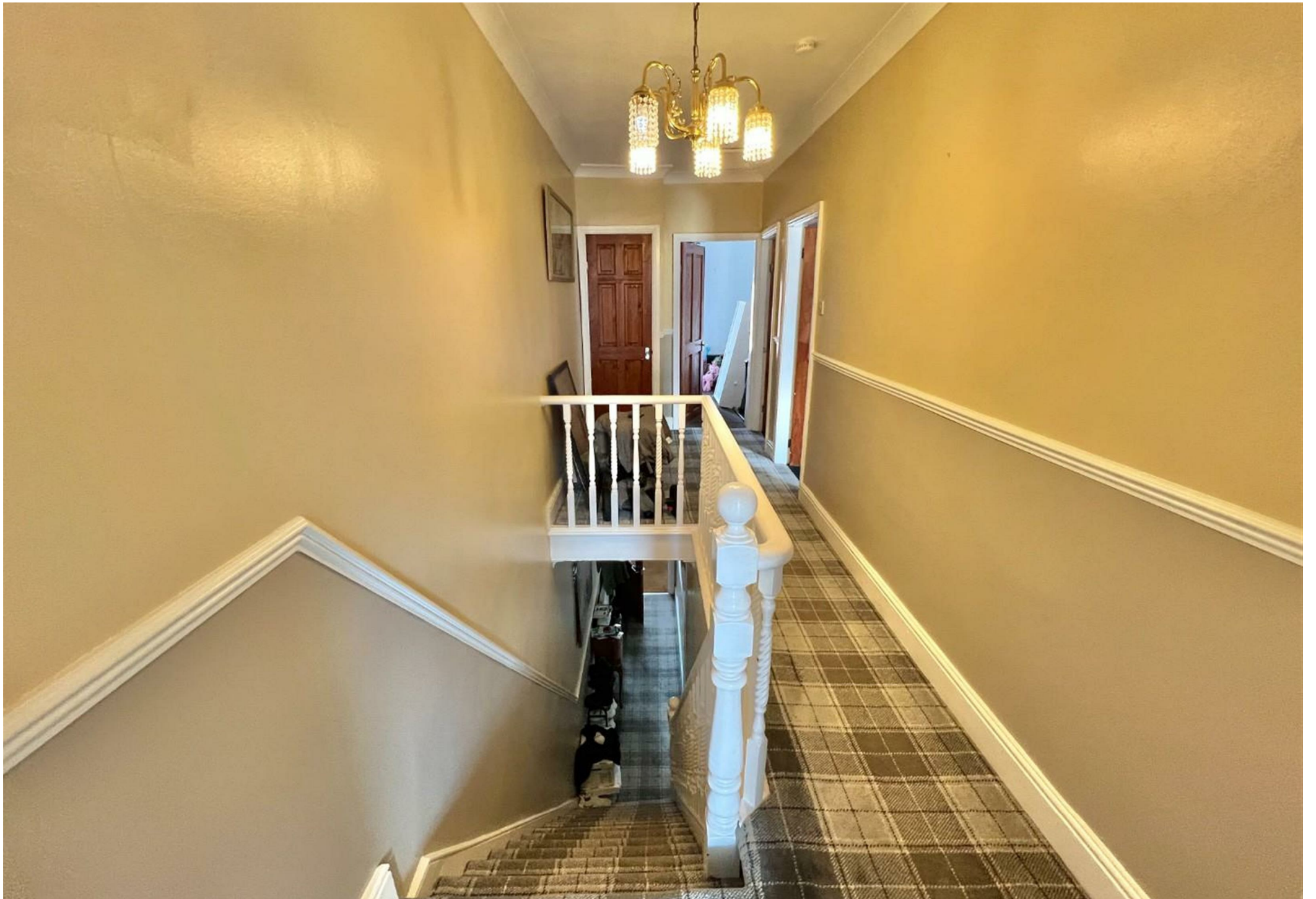
To the first floor, there are three well-proportioned bedrooms and a family bathroom fitted with a four-piece suite comprising a panelled bath, separate shower cubicle, wash hand basin and WC.

Externally, the property enjoys an enclosed rear yard, providing a low-maintenance outdoor space.

Milburn Street is conveniently positioned within walking distance of Crook town centre, where a wide range of everyday amenities can be found, including shops, healthcare facilities, schools and regular bus services.

Early viewing is highly recommended to fully appreciate the size and potential of this excellent family home. Contact Robinsons today for further information or to arrange an internal inspection.









### Agents Notes

Council Tax: Durham County Council, Band A - Approx. £1748.00 p.a

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 – NA

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.

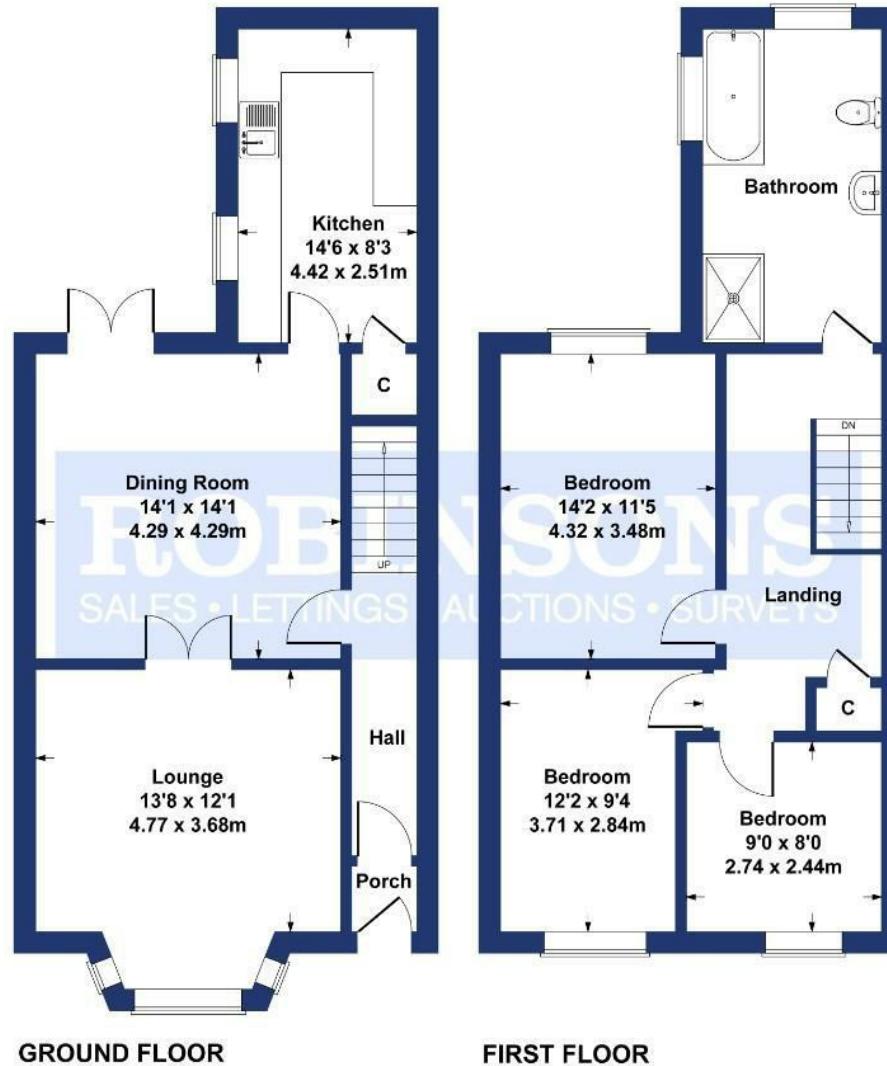
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from 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.



# Milburn Street Crook

Approximate Gross Internal Area  
1204 sq ft - 112 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. 2026

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		82
(61-81)	B		
(69-80)	C		
(55-68)	D	68	
(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. Robersons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robersons staff may benefit from referral incentives relating to these services.



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