



Fern Valley, Crook, DL15 9PZ
2 Bed - House - End Terrace
£95,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Fern Valley Crook, DL15 9PZ

* NO FORWARD CHAIN * BEAUTIFULLY PRESENTED * REFURBISHED IN RECENT YEARS
* KITCHEN/BREAKFAST ROOM * GAS COMBINATION BOILER * FRONT AND REAR GARDENS * PLEASANT LOCATION

Robinsons are delighted to offer to the sales market this delightful two bedroom end terrace house which is beautifully presented and is being sold with NO FORWARD CHAIN. The property should prove to be a fantastic purchase for many buyers and benefits from being warmed by a gas combination boiler and has UPVC double glazed windows.

The internal accommodation comprises; entrance porch, lounge with staircase to the first floor landing. Kitchen/breakfast room which is well fitted with a range of wall, base and drawer units with integrated appliances and breakfast bar. To the first floor there are two bedrooms and a bathroom with three piece suite.

Outside there are gardens to both front and rear, the front garden is laid to lawn and the rear garden has been designed for easy maintenance with a decked patio area.

Fern Valley is conveniently positioned in Crook being within close proximity of the town centre where there is a wide range of shopping amenities, including an 'Aldi' and 'Lidl'. The property is also within strolling distance of bus links and primary school close by.

We feel an internal viewing is a must, please contact Robinsons to arrange yours.









Agents Notes

Council Tax: Durham County Council, Band A £1748.00

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 – no

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.

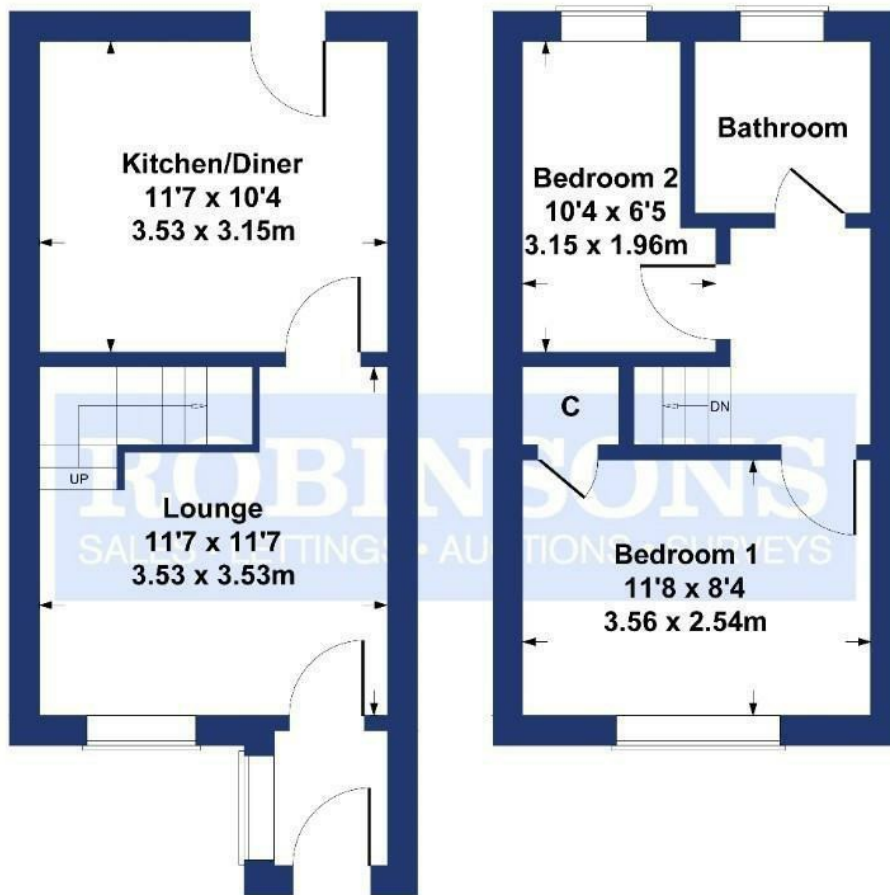
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from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

Fern Valley Crook

Approximate Gross Internal Area

538 sq ft - 50 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. 2022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		67	75
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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