



, Fir Tree, DL15 8EA  
4 Bed - House - Semi-Detached  
£350,000

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## Fir Tree, DL15 8EA

Located in the charming village of Fir Tree, Crook, this delightful semi-detached house presents an excellent opportunity for families seeking a spacious and comfortable home. Boasting four generously sized bedrooms and three well-appointed reception room this property is designed to accommodate the needs of modern family life.

Additionally, the property sits on a generous size plot which is approximately 0.75 of an acre and has large gardens to front, side and rear, along with a off road parking for multiple vehicles and a triple garage, providing not only secure storage for vehicles but also potential for a workshop or additional storage space.

The house is warmed by oil central heating and has the benefit of UPVC double glazed windows.

The spacious accommodation comprises; welcoming hallway with staircase to the first floor landing and cloakroom/WC. Spacious lounge with windows to front and rear aspect and French doors giving access to the rear garden. Further reception room which would be ideal for a home office or snug. Dining room with two windows to the front aspect. Well appointed kitchen with a range of wall, base and drawer units with space for appliances. The kitchen has access to a useful utility area/side porch which then leads to further storage space and door to the rear garden.

The first floor landing which has storage cupboards gives access to four spacious bedrooms and a family bathroom with a three piece suite.

The property is set back from the entrance road and the front garden offers an impressive welcome. The rear garden is complete with a vegetable patch and fruit trees near the attached green house; in addition the spacious lawn and patio area is an ideal spot for family games and enjoying the summer days.























### Parking

Parking at the property is in richly abundant supply. Two single garages and a further third garage designed specifically for a motor home or caravan, this is also ideal for a workshop. In addition the front garden itself is complete with a sweeping gravel drive providing parking for several cars.

### Location

Located in the sought after semi rural village of Fir Tree which has two pubs, the Duke of York and The Fir Tree Country Hotel and a petrol station; the village, on the A68 trunk road is approximately two miles from the market town of Crook and within 6 miles of the larger Bishop Auckland. Schooling can be found in Howden Le Wear which is the neighbouring village and has a post office/village shop.

### Viewings

Viewings are highly recommended and are by appointment only, please contact Robinsons to arrange yours.

### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Septic tank

Heating: Oil central heating

EPC Rating: TBC

Tenure: Freehold

Durham Council Tax Band: D

Annual Price: £2,551

Broadband

Basic

2 Mbps

Superfast

80 Mbps

Ultrafast 1800

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.

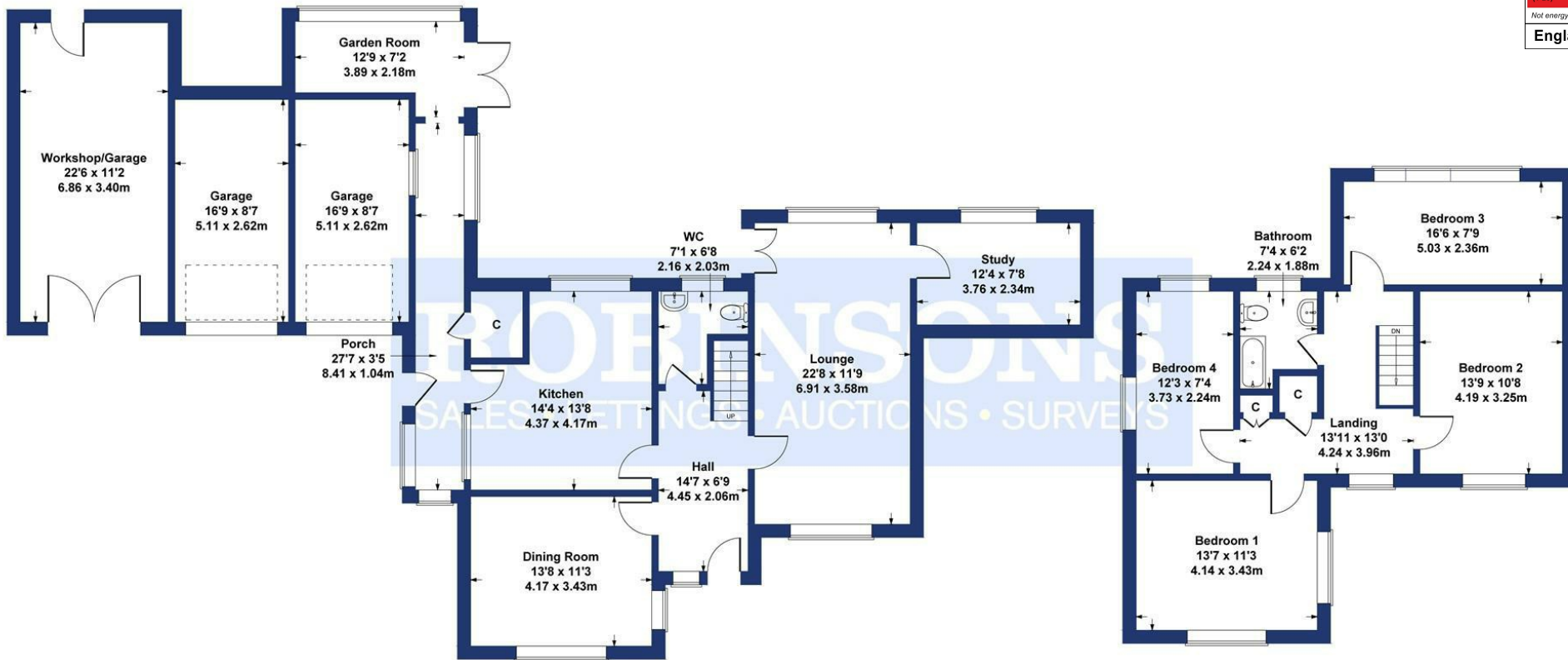






## Westwinds Fir Tree

Approximate Gross Internal Area  
2384 sq ft - 221 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. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.





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