Percy Street, Crook, DL15 9JQ
3 Bed - House - Mid Terrace
£145,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Percy Street
Crook, DL15 9JQ

* BEAUTIFULLY PRESENTED * KITCHEN EXTENSION * ENCLOSED REAR GARDEN *

Robinsons have the pleasure of offering to the sales market this beautifully presented three bedroom house with attic conversion and enclosed rear garden. The house is beautifully presented throughout with contemporary fixtures and fittings throughout, along with two reception rooms, kitchen extension and attic conversion.

The house is warmed by a gas combination boiler and has UPVC double glazed windows.

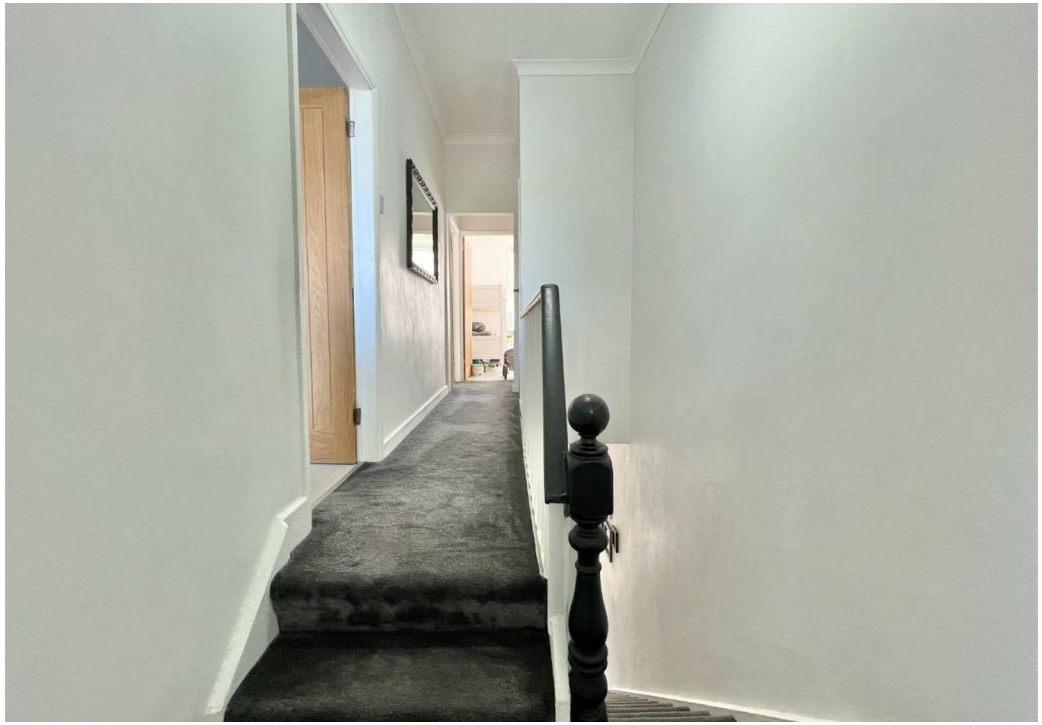
The internal accommodation comprises; entrance hallway, lounge with bay window to front aspect and double doors opening to the dining room which is a generous size room and is currently being used as a second lounge. Impressive kitchen/breakfast room which is fitted with a modern range of wall, base and drawer units with integrated appliances and breakfast bar, French doors to the rear yard. A cloakroom/WC concludes the ground floor accommodation.

To the first floor there are three bedrooms and a family bathroom with three piece suite. A staircase leads to the attic space which is a good size with 'Velux' style roof window.

Outside there is a yard directly to the rear of the property with space for bin storage etc. Over the back lane there is an enclosed garden with timber summer house.

Percy Street is conveniently located being just a short walk away from Crook town centre.

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



EAT
SLEEP
SCHOOL
REPEAT

Agents Notes

Council Tax: Durham County Council, Band A - Approx. £1701 p.a
Tenure: Freehold
Estate Management Charge – NA

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
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
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 – NA
Planning Permission – Nothing in the local area to affect this property that we are aware of.
Accessibility/Adaptations – NA
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

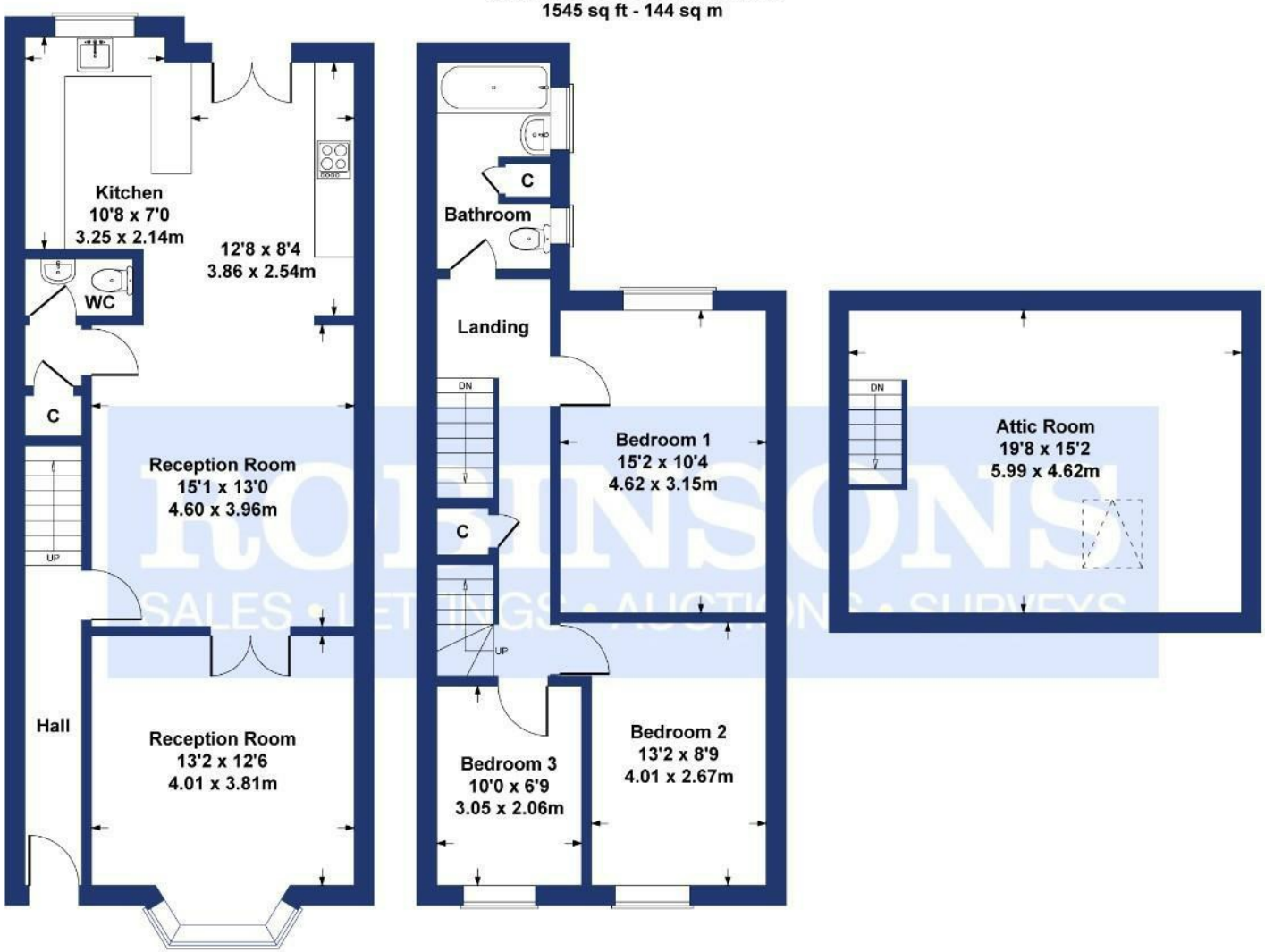
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from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

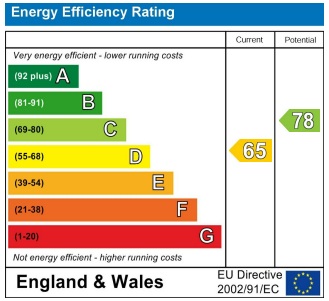
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

BAR

Percy Street Crook

Approximate Gross Internal Area
1545 sq ft - 144 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

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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