

Murphy Close, Crook, DL15 9GL
3 Bed - House - Semi-Detached
£145,000

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Murphy Close
Crook, DL15 9GL







Robinsons are delighted to offer to the sales market this well-presented three-bedroom semi-detached home, benefiting from two separate driveways, a single garage and an enclosed rear garden. Ideally suited to a range of purchasers, including first-time buyers, the property offers well-proportioned accommodation throughout and is conveniently positioned within easy reach of Crook town centre and its range of shopping and everyday amenities.

The property benefits from gas central heating and UPVC double-glazed windows. The internal accommodation briefly comprises an entrance hallway, cloakroom/WC and a fitted kitchen/dining room, which offers a range of wall, base and drawer units, an integral hob and oven, additional space for appliances and ample room for a dining table. Situated to the rear, the lounge provides a pleasant living space and features French doors opening directly onto the rear garden.

To the first floor, there are three well-proportioned bedrooms, with the main bedroom being a particularly generous-sized double. The family bathroom is fitted with a three-piece suite comprising a bath with mains-fed shower over and shower screen, wash hand basin and WC.

Externally, the property benefits from a driveway to the front, together with a further driveway providing additional off-road parking in front of the single garage. To the rear is a good-sized enclosed garden, predominantly laid to lawn with a patio area, providing an ideal space for outdoor seating and entertaining.

Murphy Close is ideally situated within Crook and is conveniently located for the town centre, where a good range of amenities can be found, including supermarkets, independent shops, healthcare facilities and well-regarded schools. The location also provides convenient access to the surrounding towns and villages, making this an excellent choice for those seeking a well-positioned home.
















VIAVITO







AGENTS NOTES

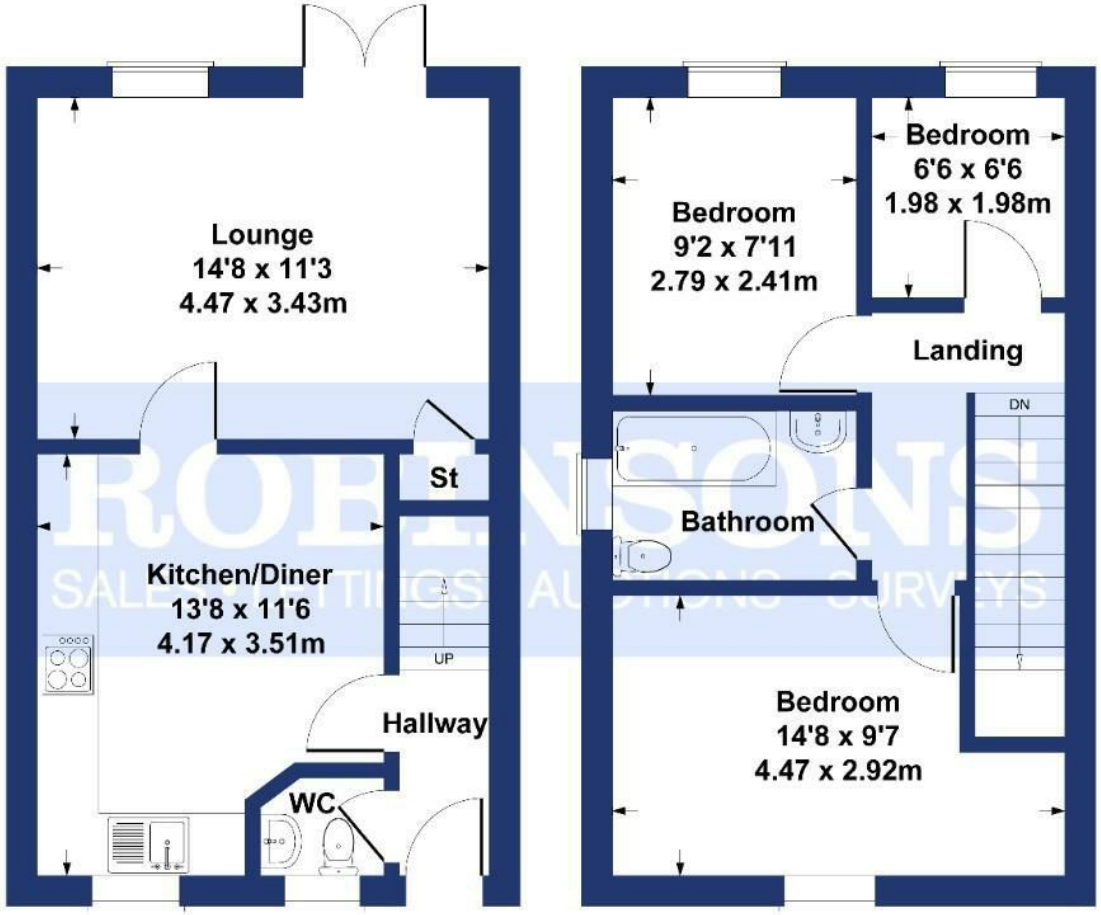
Council Tax: Durham County Council, Band B - Approx. £2039.45 p.a
Tenure: Freehold
Property Construction – Standard, non-traditional
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
Gas Supply - Mains
Electricity supply – Mains
Water Supply – 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 – 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 . 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 £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

Murphy Close Crook

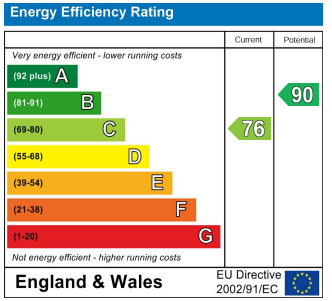
Approximate Gross Internal Area
741 sq ft - 69 sq m



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



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.



Royal Corner, Crook, County Durham, DL15 9UA
Tel: 01388763477
info@robinsonscrook.co.uk
www.robinsonsestateagents.co.uk

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