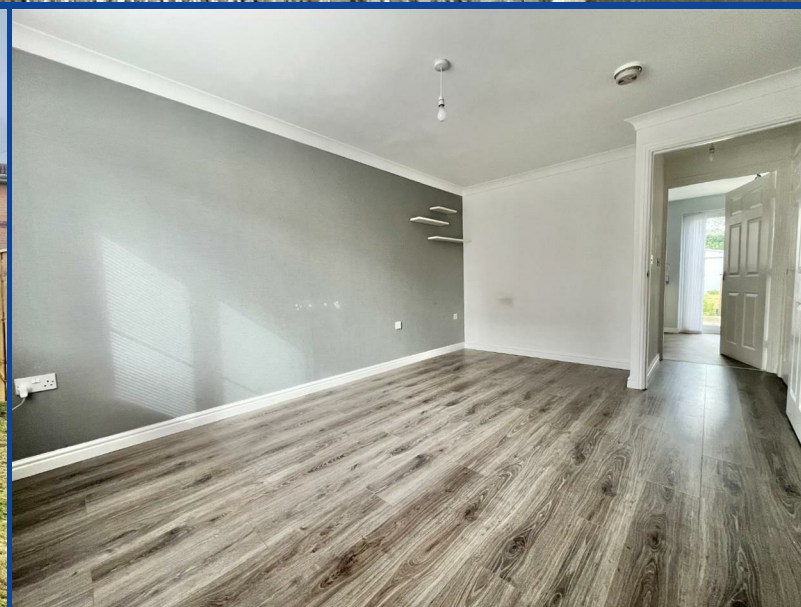




Dickens Way, Crook, DL15 9FQ
3 Bed - House - Semi-Detached
£140,000

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* NO FORWARD CHAIN * OFF ROAD PARKING AND
ENCLOSED GARDEN *

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.

Robinsons have the pleasure of offering to the sales market with NO FORWARD CHAIN this three bedroom semi-detached house located on Dickens Way, Crook a modern housing development. The property benefits from off road parking and a generous size enclosed rear garden. The house is warmed by gas central heating via 'Baxi' combination boiler and has UPVC double glazed windows.

The internal accommodation comprises; entrance vestibule, lounge, inner hallway with cloakroom/WC. Kitchen which is fitted with a range of wall, base and drawer units with space for appliances and dining table, sliding patio doors leading to the rear garden.

To the first floor there are three bedrooms and a modern bathroom with three piece suite, including bath with shower above with shower screen. The landing area has a loft hatch with pull down ladder which leads to a boarded loft with 'Velux' style window and housing the gas boiler.

Outside the house has off road parking to the side and a generous size enclosed garden to the rear which is mainly laid to lawn with a decked patio area and has recently had a new timber fence fitted to part of the boundary.

Dickens Way is a located on a modern housing estate in Crook and is a short distance away from the town centre which has a wide range of shopping amenities including an 'Aldi' and 'Lidl' and a range of local businesses and health care facilities. There are bus links and primary schools.

An internal viewing comes highly recommended, please contact Robinsons to arrange yours.

Agents Notes

Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas central heating
EPC Rating: TBC
Tenure: Freehold
Durham Council Tax Band: B
Annual Price: £1,891
Broadband
Basic
14 Mbps
Superfast
80 Mbps
Ultrafast
1000 Mbps



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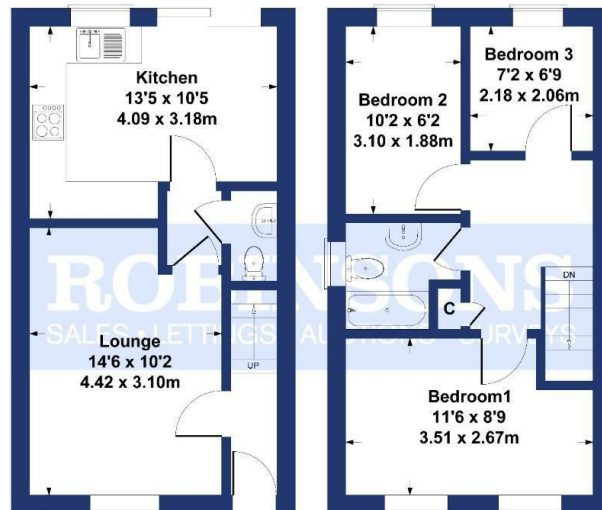
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Dickens Way Crook

Approximate Gross Internal Area
682 sq ft - 63 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. 2024

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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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