



Belle Vue, DL15 9BP  
4 Bed - House - Terraced  
£180,000

**ROBINSONS**  
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## Belle Vue , DL15 9BP

Robinsons are excited to offer to the sales market this beautifully presented and spacious four bedroom terrace house, perfect for families seeking a spacious and inviting home. Boasting four well-proportioned bedrooms and two large reception rooms this property offers ample space for both relaxation and entertainment.

As you enter, you are greeted by a welcoming hallway which leads to two delightful reception rooms, each exuding character and warmth with the lounge having a bay window and the dining room having a log burning stove. The traditional features throughout the home add a touch of elegance, creating a welcoming atmosphere that is both stylish and comfortable.

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

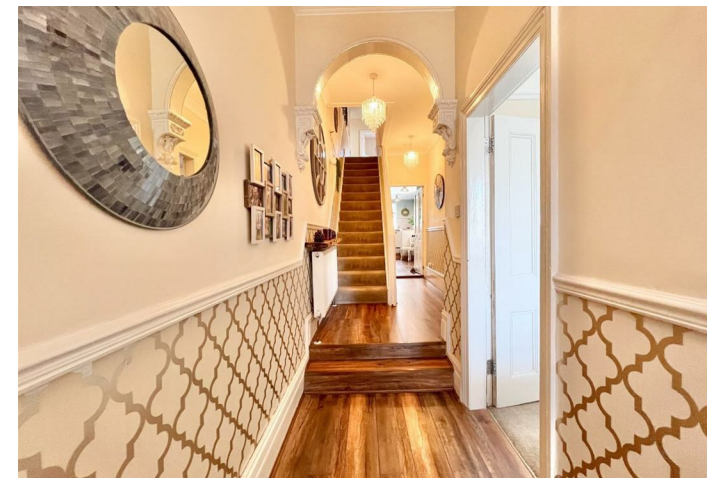
The internal accommodation comprises; entrance hallway, lounge with ample space for seating furniture. Second reception room with log burning stove and French doors leading to the rear yard. Kitchen which is fitted with a range of wall, base and drawer units with space for appliances.

To the first floor there are four bedrooms, the main having an en-suite WC. To conclude the accommodation there is a family bathroom.

Outside there is a enclosed garden to the front with gated access and boundary hedging giving a good degree of privacy. The rear yard is spacious with two brick storage sheds, paved patio area and further blocked paved hard standing area.

Belle Vue is conveniently located in Crook being within walking distance of the town centre, schooling and bus links.

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























#### Agent notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas central heating

EPC Rating: TBC

Tenure: Freehold

Council Tax Band: B

Annual Price: £1,984

Broadband

Basic

18 Mbps

Superfast

80 Mbps

Ultrafast

1800 Mbps

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.

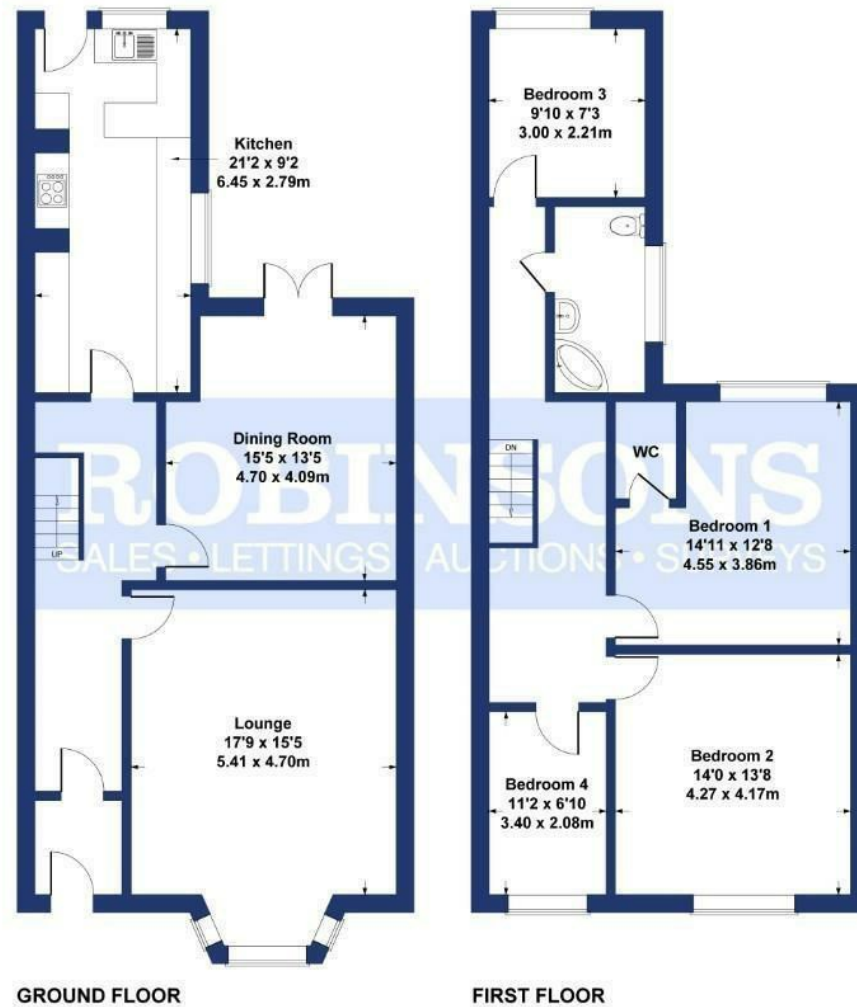








**Belle Vue, Crook**  
Approximate Gross Internal Area  
1676 sq ft - 156 sq m



**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. 2019

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 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		
<b>England &amp; Wales</b>	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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