



Clarence Gardens, DL15 9EZ
2 Bed - House - Mid Terrace
£69,950

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* NO FORWARD CHAIN * OFF ROAD PARKING *

Robinsons are excited to offer to the sales market, with the benefit of NO FORWARD CHAIN this well presented two bedroom mid terrace house. The property is warmed by a 'Baxi' combination boiler and has UPVC double glazed windows. The shower room has been re-fitted in recent years and the kitchen has been well looked after and has space for a dining table.

One of the stand out features of this house is the off road parking available, allowing parking for at least two vehicles.

The internal accommodation comprises; spacious lounge with staircase to the first floor landing. Kitchen/dining room with a range of wall, base and drawer units with space for appliances and dining table.

To the first floor there are two bedrooms, the main being a good size double. Re-fitted shower room with walk-in shower cubicle, wash hand basin in vanity unit and WC.

Outside the house has a enclosed yard to the rear and off road parking to the front of the house.

Clarence Gardens is well positioned being within close proximity of Crook town centre, schooling and bus links.

Agents Notes

Council Tax: Durham County Council, Band A £1701.00

Tenure: Freehold

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 (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 – being applied for N/A

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

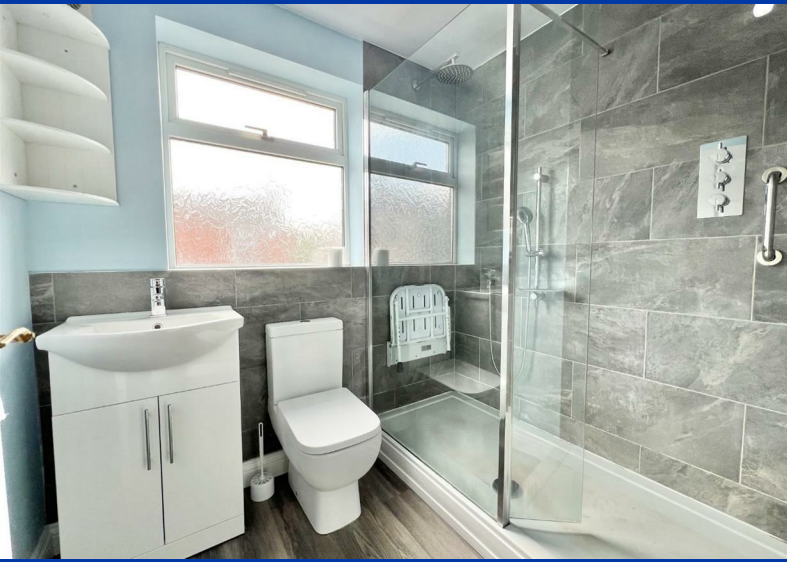
Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



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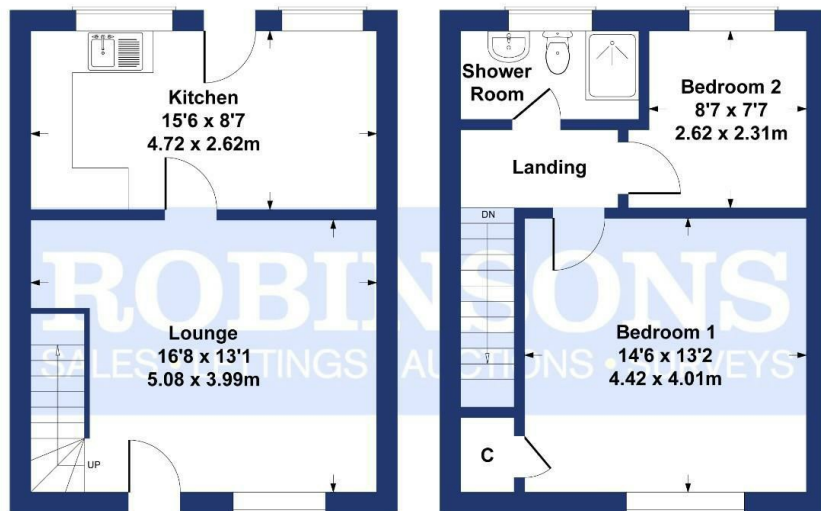
Strategic Marketing Plan

Dedicated Property Manager

Clarence Gardens Crook

Approximate Gross Internal Area

739 sq ft - 69 sq m



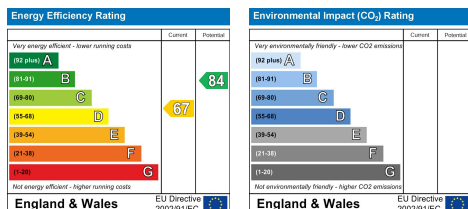
GROUND FLOOR

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. 2025



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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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