



Hollowdene, DL15 8LD
3 Bed - Bungalow - Detached
£210,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Hollowdene , DL15 8LD

* NO FORWARD CHAIN * RE-FITTED SHOWER ROOM AND CLOAKROOM/WC * RE-FITTED KITCHEN * GAS COMBINATION BOILER * DRIVEWAY AND GARAGE *

Robinsons are excited to offer to the sales market with NO FORWARD CHAIN this three bedroom detached bungalow with front and rear gardens, driveway and garage. The property is located in the pleasant cul-de-sac of Hollowdene and is within close proximity of Crook town centre and bus links.

The bungalow is warmed by a gas combination boiler and has UPVC double glazed windows, it has a re-fitted kitchen and shower room, as well as a further cloakroom/WC.

The internal accommodation comprises; entrance hallway with useful storage cupboard. Spacious open plan lounge/dining room with ample space for seating and dining furniture and window to the front aspect. Re-fitted kitchen with a range of contemporary wall, base and drawer units with integrated hob and oven, fridge/freezer and dishwasher and space for other appliances.

Three bedrooms, one having French doors leading to the rear garden. Re-fitted shower room with walk-in shower enclosure, wash hand basin in vanity unit with cupboard below and WC. Separate cloakroom/WC.

Outside the property has a lawned garden to the front with driveway to the side allowing parking for at least two vehicles and leads to the single garage. The rear garden is enclosed and mostly laid to lawn with side access gate.

Hollowdene is a cul-de-sac of residential houses and bungalows and is just a short distance away from bus links and Crook town centre which has a wide range of everyday shopping amenities, including an 'Aldi' and 'Lidl' and a range of local businesses, and health care facilities.

Other towns and cities are within a short drive away, including Bishop Auckland and Durham City Centre.

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











Agents Notes

Council Tax: Durham County Council, Band C £2331.00

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 – yes

Probate – being applied for 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 to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – any alterations or conversions etc.

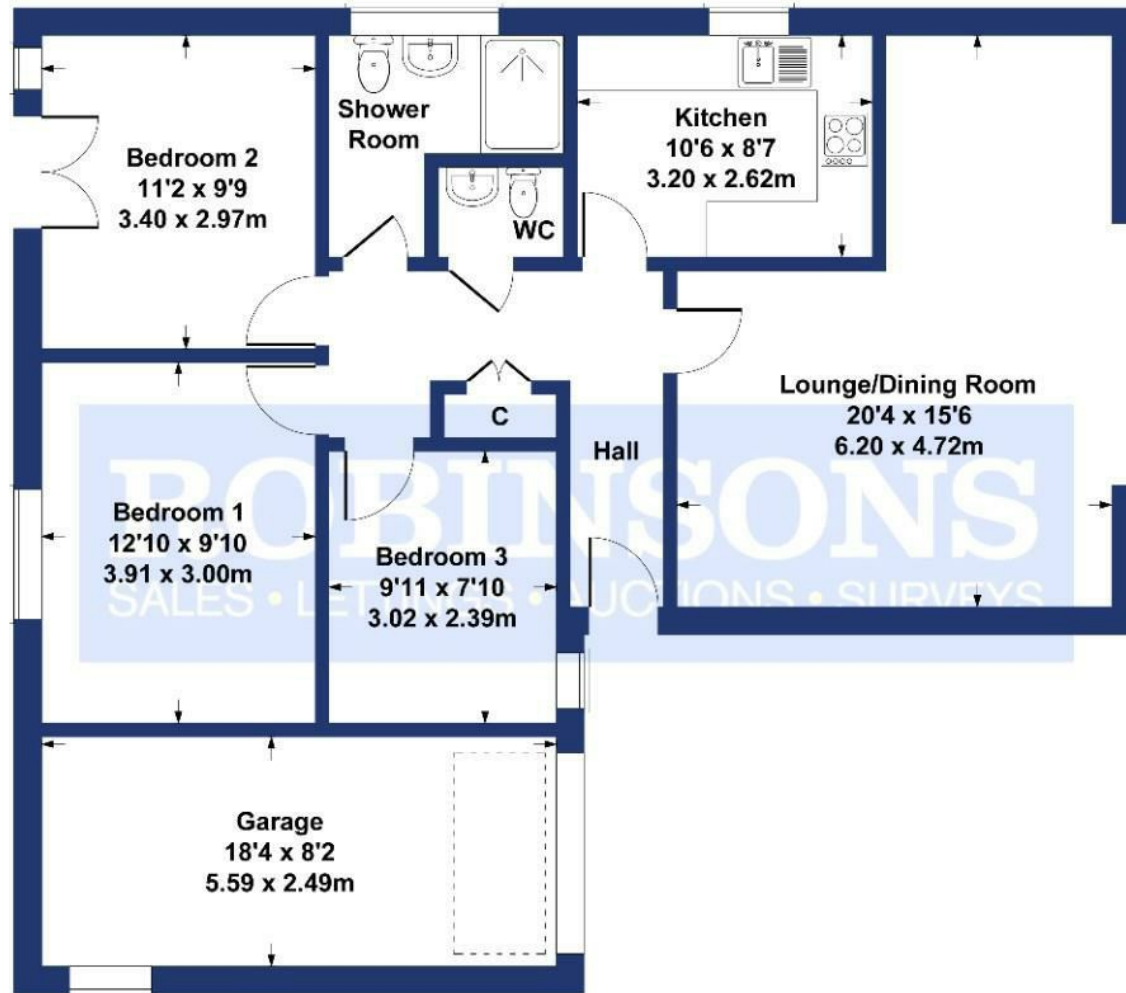
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

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.

Hollowdene Crook

Approximate Gross Internal Area
1008 sq ft - 94 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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(82 plus) A			81
(81-81) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales			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.



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

