

**Langdale Avenue, Crook, DL15 8PT**  
**2 Bed - House - Semi-Detached**  
**£99,950**

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\* RECENTLY REFURBISHED \* NEW FLOORING AND DECORATION THROUGHOUT \* GAS COMBINATION BOILER \* RE-FITTED KITCHEN AND SHOWER ROOM\* REAR GARDEN WITH TWO STORAGE SHEDS \* POTENTIAL FOR OFF ROAD PARKING \*

Offered to the sales market is this beautifully presented two-bedroom semi-detached house. This property has recently undergone a programme of improvements, including a new Kitchen, Shower room, new carpets flooring and modern decoration throughout.

This includes an upgrade to the Gas fired central heating being converted from micro bore pipe work to 15mm pipework with all new energy efficient individually thermostatically controlled designer radiators, coupled with cavity wall insulation and UPVC double glazing throughout.

The internal accommodation comprises; entrance hallway with Steel and Glass balustrade and staircase to the first-floor landing. Leading into Shower room and Bedrooms.

The Master bedroom is a good-sized double with two windows overlooking a large Greenspace, there is a full width three door sliding mirrored wardrobe in black and chrome which is LED lit, one radiator, also a large airing cupboard housing the combination boiler, and vertical blinds in both windows.

The second bedroom is a good-sized double with full length three door sliding mirrored wardrobe, one radiator and has a rear facing aspect and vertical blind in window.

The Shower room has a large 1200 x 800 Glass cubicle, T-Valve thermostatic riser and stone Tray, a modern off the floor soft close double drawer vanity unit, a close coupled comfort height WC, a heated chrome towel ladder and fitted towel rails. Downstairs the living room is double aspect with two radiators and vertical blinds in both windows a high-speed full fibre broadband connection and satellite dish.

The hallway leads on to the kitchen and has Laminate floor through to the kitchen, the laminate floor is wall to wall and corner to corner and all the units have under lighting.

The kitchen comprises of a range of soft close units including swing out corner storage unit with fitted unit housing Microwave and single eye level Oven, a slimline dishwasher, soft touch ceramic hob, power extractor hood and stainless-steel sink/drainer, also fitted wall units some with glass doors, and a range of laminate worktops. There is one window and a side door leading to the side passage, this gives access to the utility room which has a full laminate floor a range of cupboards and worktop with plumbing and electrics for Washing machine and tumble dryer. Next to the utility room is a storage cupboard with laminate flooring and light.

All sockets and switches throughout the house are in polished chrome with backplates. All lights throughout are LED low energy, Also, Closed Circuit monitoring system and Burglar Alarm.

Outside the house has an attractive front garden with shaped lawn, pebbled borders, shrubs, a palm tree and off-road parking with side gate access to the rear of the property. At the rear is a generous sized fenced garden with metal storage shed and bunker and is mainly laid to grass and pebble borders.

Langdale Avenue is conveniently positioned being within walking distance of Crook Town centre where there is a wide range of shopping facilities and transport links. This property would suit a retired couple looking to downsize or a professional couples first step on the property ladder. No investor/Landlords please.

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

#### Agents Notes

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas central heating

Tenure: Freehold

EPC Rating: C

Council Tax Band: A

Annual Price: £1,701 (min)

Broadband

Basic

16 Mbps

Superfast

64 Mbps

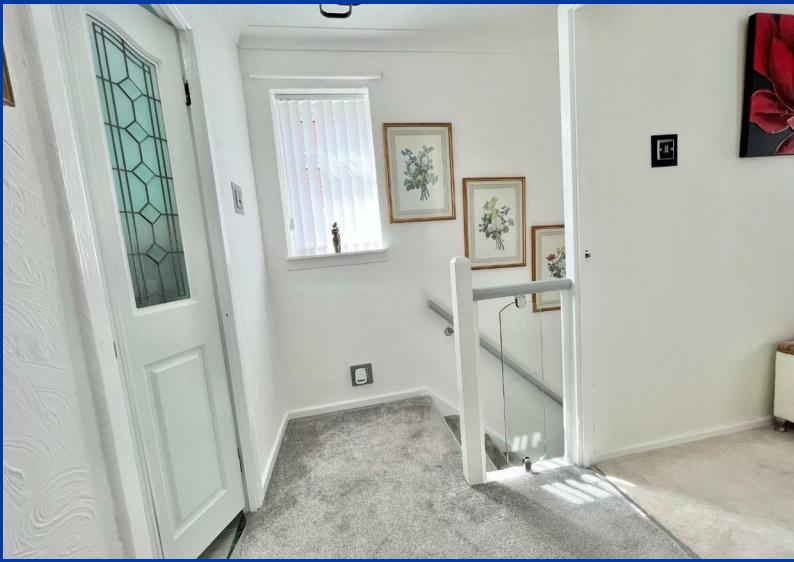
Ultrafast

1000 Mbps

Mobile Signal: 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.



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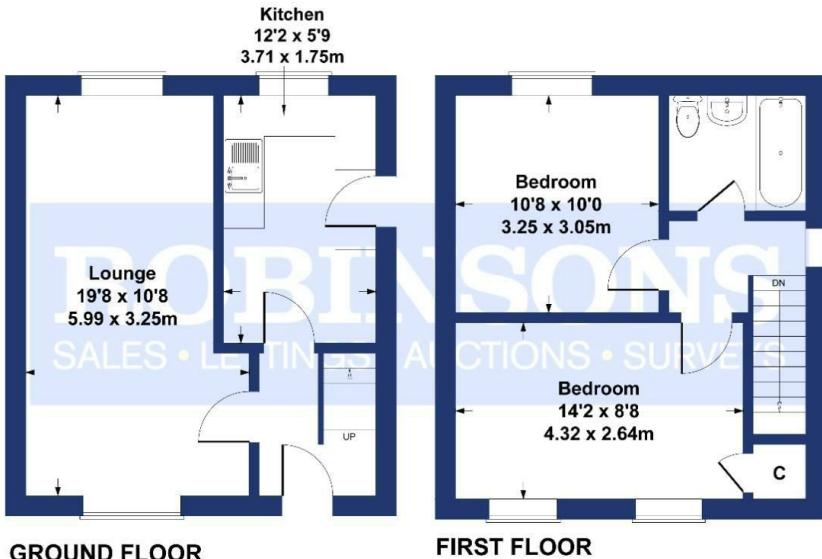
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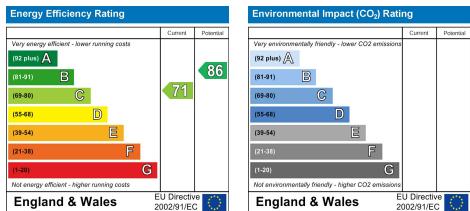
## Langdale Avenue Crook

Approximate Gross Internal Area  
681 sq ft - 63 sq m



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. 2023



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