



Hollowdene, Crook, DL15 8LD  
3 Bed - Bungalow - Detached  
£240,000

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS



# Hollowdene Crook, DL15 8LD

\* NO FORWARD CHAIN \*

Robinsons are delighted to present this charming three-bedroom detached bungalow, ideally positioned within a quiet and sought-after cul-de-sac in Crook. Occupying a generous plot with surrounding gardens, a private driveway, and a single garage, this lovely home offers both comfort and convenience.

Beautifully maintained by the current owners, the property also benefits from a sunroom extension to the rear, gas central heating, and UPVC double glazing throughout.

The internal accommodation briefly comprises: a welcoming entrance hallway, a spacious lounge leading into a separate dining room, and a well-fitted kitchen with a range of wall, base, and drawer units. The sunroom enjoys pleasant views over the garden, providing the perfect space to relax and unwind.

There are three well-proportioned bedrooms and a bathroom fitted with a three-piece suite.

Externally, the bungalow is surrounded by well-tended mature gardens, offering areas of lawn, planting, and space for outdoor storage or a garden shed. The driveway provides ample off-street parking and leads to a detached garage.

Located within the popular Hollowdene development, the property enjoys a peaceful setting just a short distance from Crook town centre, where you'll find a wide range of local shops, supermarkets including Aldi and Lidl, and essential health care facilities. Excellent transport links provide easy access to Bishop Auckland, Durham City, and surrounding areas.

Early viewing is highly recommended.

Contact Robinsons today for further details or to arrange a viewing appointment.



















#### AGENT NOTES

Council Tax: Durham County Council, Band D £2551.00

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/yes/NA

Probate – being applied for / granted / 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.

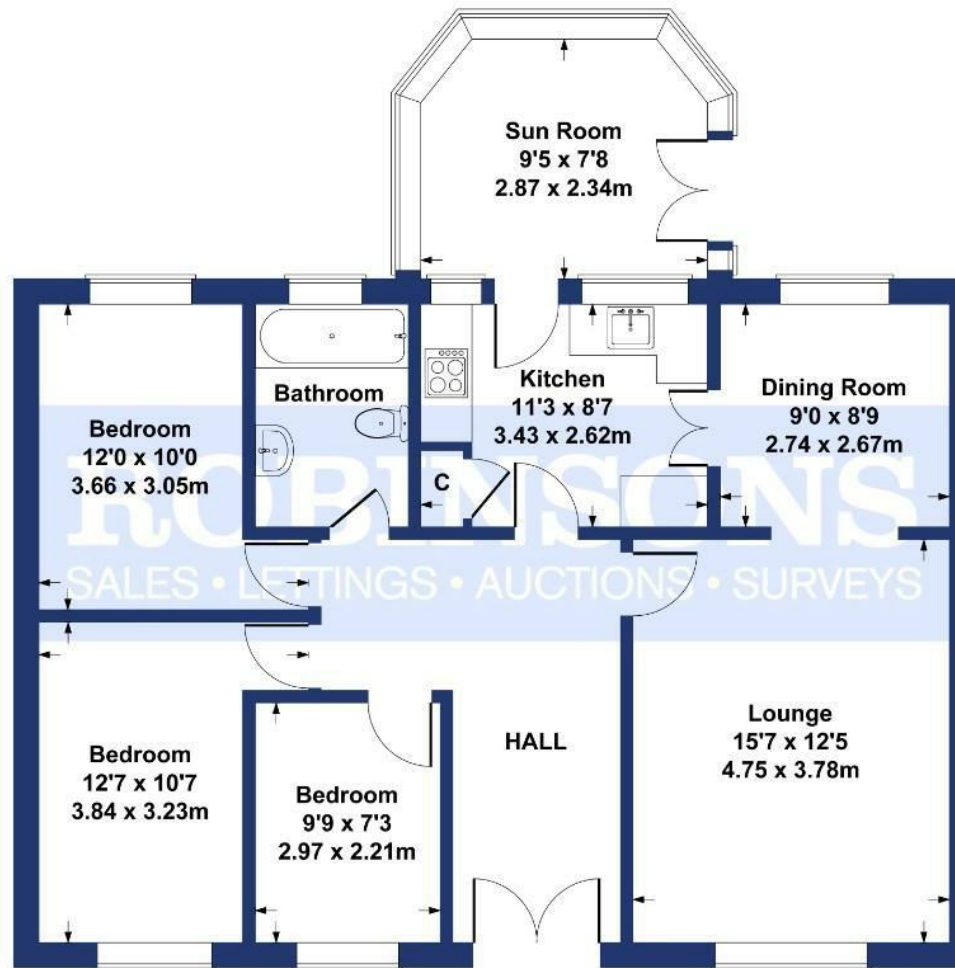
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

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  
1009 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
Very energy efficient - lower running costs		
(92 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

78

63

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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