



Percy Street, DL15 9JQ  
3 Bed - House - Mid Terrace  
£145,000

**ROBINSONS**  
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# Percy Street , DL15 9JQ

\* ATTIC CONVERSION \* BEAUTIFULLY PRESENTED \* KITCHEN EXTENSION \* ENCLOSED REAR GARDEN \*

Robinsons have the pleasure of offering to the sales market this beautifully presented three bedroom house with attic conversion and enclosed rear garden. The house is beautifully presented throughout with contemporary fixtures and fittings throughout, along with two reception rooms, kitchen extension and attic conversion.

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

The internal accommodation comprises; entrance hallway, lounge with bay window to front aspect and double doors opening to the dining room which is a generous size room and is currently being used as a second lounge. Impressive kitchen/breakfast room which is fitted with a modern range of wall, base and drawer units with integrated appliances and breakfast bar, French doors to the rear yard. A cloakroom/WC concludes the ground floor accommodation.

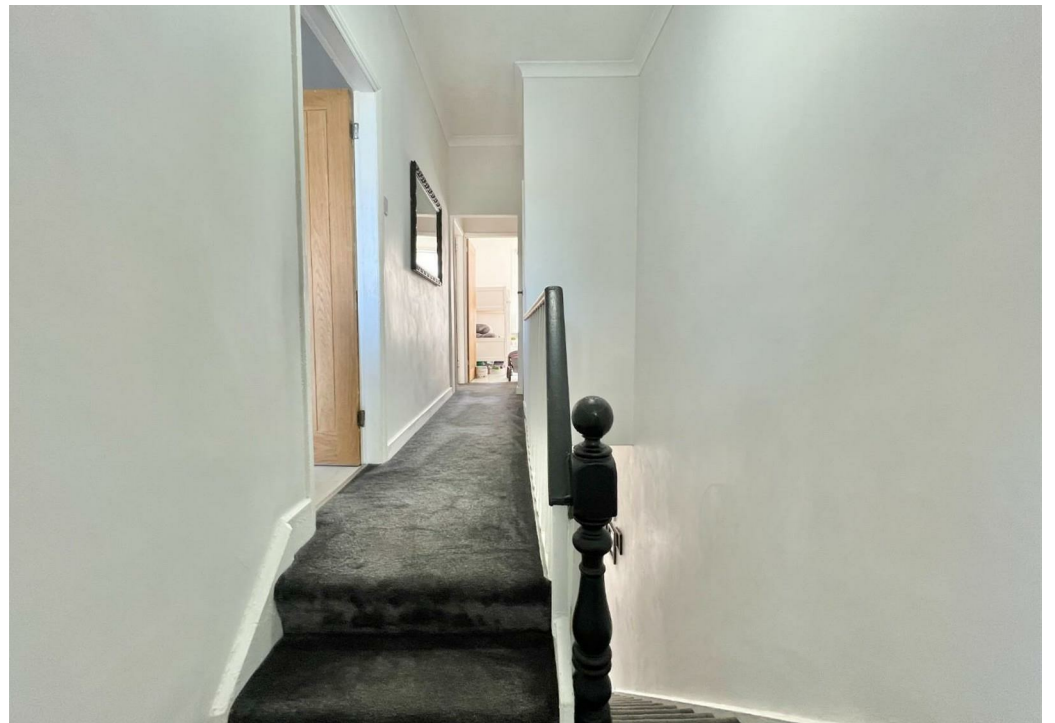
To the first floor there are three bedrooms and a family bathroom with three piece suite. A staircase leads to the attic conversion which is a good size with 'Velux' style roof window.

Outside there is a yard directly to the rear of the property with space for bin storage etc. Over the back lane there is an enclosed garden with timber summer house.

Percy Street is conveniently located being just a short walk away from Crook town centre.

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













### Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas central heating

EPC Rating: D

Tenure: Freehold

Durham Council Tax Band: A

Annual Price: £1,701

Broadband

Basic

17 Mbps

Superfast

80 Mbps

Ultrafast

1800 Mbps

Mobile Signal: Average

Disclaimer

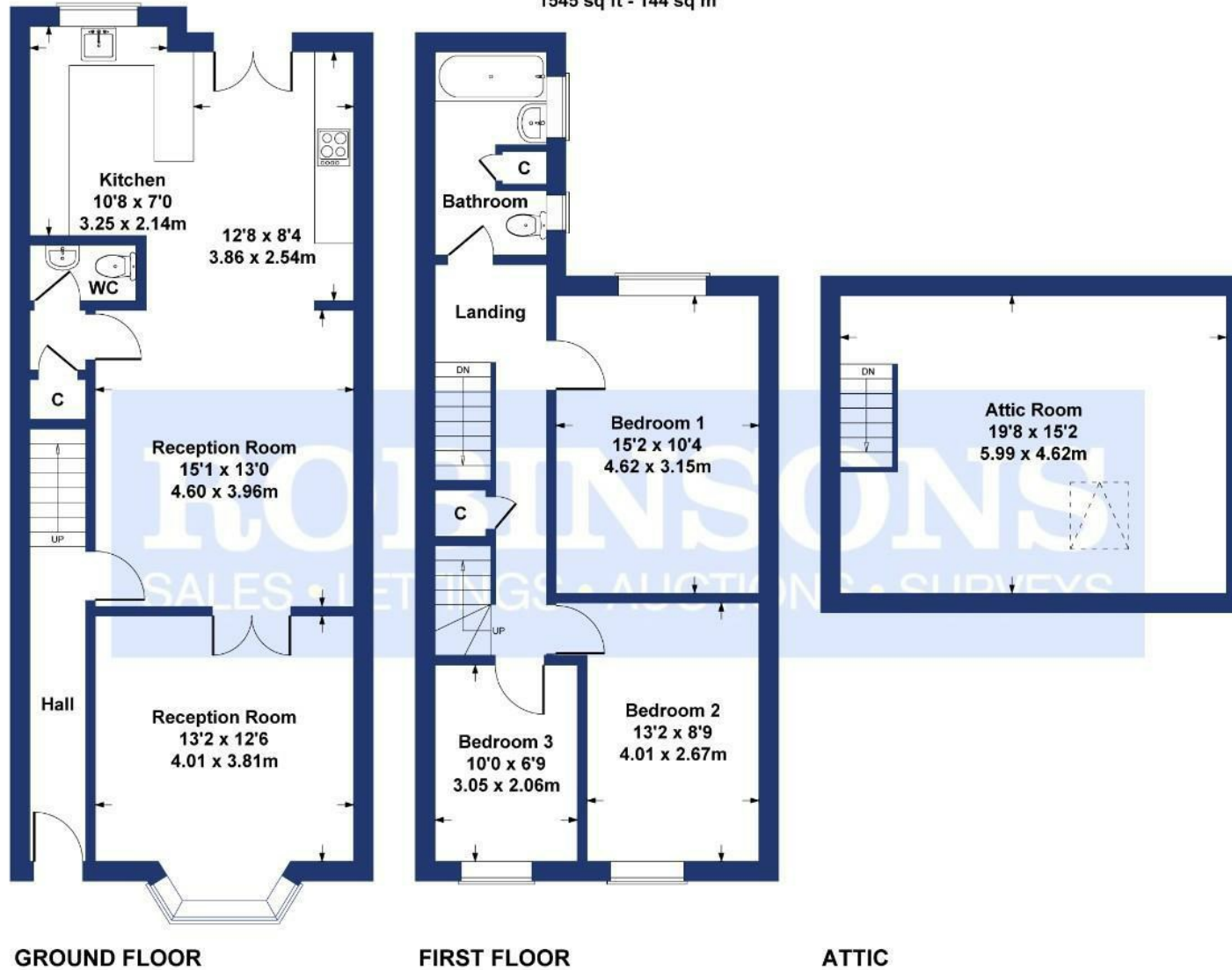
The preceding details have been sourced from the seller and OntheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.





# Percy Street Crook

Approximate Gross Internal Area  
1545 sq ft - 144 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		65	78

### 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

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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