



Sycamore Gardens, DL15 9LR  
3 Bed - House - Semi-Detached  
£140,000

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

# Sycamore Gardens , DL15 9LR

\* REFURBISHED IN RECENT YEARS \* STUNNING FINISH THROUGHOUT \* OFF ROAD PARKING AND LARGE ENCLOSED REAR GARDEN \*

Robinsons have the pleasure of offering to the sales market, this impressive three bedroom semi-detached house. In recent years the property has undergone a programme of refurbishment and has been finished to a very nice standard.

The house now benefits from an open plan kitchen/dining room, useful utility room and ground floor shower room, along with a first floor bathroom. Other features including a gas combination boiler, UPVC double glazed windows, conservatory, off road parking and large enclosed rear garden.

The internal accommodation comprises; entrance hallway, lounge with log burning stove, open plan kitchen/dining room which is fitted with a range of wall, base and drawer units with matching central island, integrated hob and oven and space for fridge/freezer. Conservatory to the rear which enjoys views over the rear garden. Useful utility room with space for washing machine and tumble dryer, ground floor wet room with walk-in shower area, WC and wash hand basin.

To the first floor there are three bedrooms and family bathroom.

Outside the house has a block paved driveway and garden to the front with gated access. While at the rear there is a large enclosed south/west facing garden which has a patio and lawn area, flower beds and space for summer house.

Sycamore Gardens is conveniently located in Crook and is within close proximity to schooling and bus links. Crook town centre is within walking distance away and has a wide range of shopping amenities, cafe's and restaurants and healthcare facilities.

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













### Agents Notes

Council Tax: Durham County Council, Band A - Approx. £1701.00 p.a

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 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.

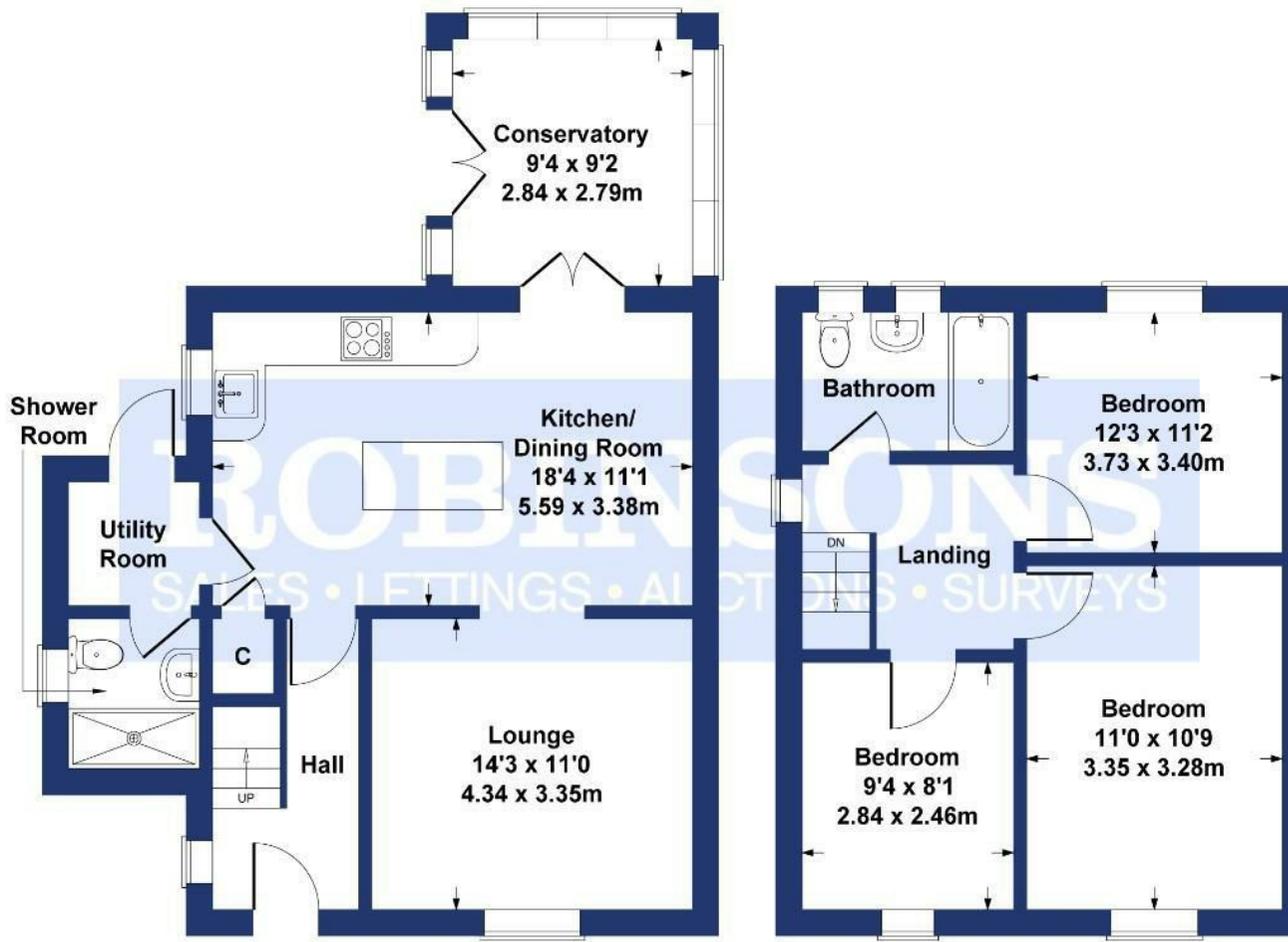
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from 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.



# Sycamore Gardens Crook

Approximate Gross Internal Area  
982 sq ft - 91 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		82
(61-81)	B		
(49-60)	C		
(35-48)	D		
(29-34)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**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. 2024

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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