Appleby Court, Crook, DL15 9GB

3 Bed - House - Detached

£205,000

ROBINSONS

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Robinsons are delighted to offer to the sales market this spacious and well-presented three-bedroom detached family home, pleasantly situated on the popular Appleby Court development in Crook. Conveniently positioned within walking distance of the town centre, the property offers generous and versatile living accommodation, including three reception rooms, a conservatory extension, and a converted garage. Externally, there is a driveway providing off-road parking to the front and a beautifully maintained, south-west facing rear garden. The property further benefits from gas central heating and UPVC double glazing throughout.

The internal accommodation briefly comprises an entrance hallway, cloakroom/WC, and a well-equipped kitchen fitted with a range of wall, base and drawer units, incorporating an integrated hob and oven, with space for a washing machine, fridge and freezer. The spacious lounge leads through to a versatile reception room, formerly the garage, which has been thoughtfully converted to provide additional living space and features French doors opening onto the rear garden. Completing the ground floor is the bright conservatory, offering an ideal place to relax while enjoying pleasant views over the sunny rear garden.

To the first floor are three well-proportioned bedrooms, with the principal bedroom benefiting from fitted wardrobes and an en-suite shower room. A modern family bathroom is fitted with a three-piece suite.

Externally, the property has a lawned front garden alongside a driveway providing off-road parking. To the rear is a private, enclosed garden which enjoys a desirable south-west aspect, allowing it to benefit from sunshine for much of the day. The garden is attractively landscaped with patio seating areas, well-stocked flower beds and a lawn, creating an ideal outdoor space for both relaxing and entertaining.

Location

Appleby Court forms part of a popular modern residential development and is conveniently located within easy walking distance of Crook town centre, where a wide range of everyday shopping facilities, supermarkets, healthcare services and other local amenities can be found. Well-regarded schools and excellent transport links are also close by.

Viewings

An internal viewing is highly recommended to fully appreciate the space, versatility and excellent location this fantastic family home has to offer. Contact Robinsons today for further information or to arrange your viewing.

Agents Notes

Council Tax: Durham County Council, Band C - Approx. £2331 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
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 – 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 – no
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 £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

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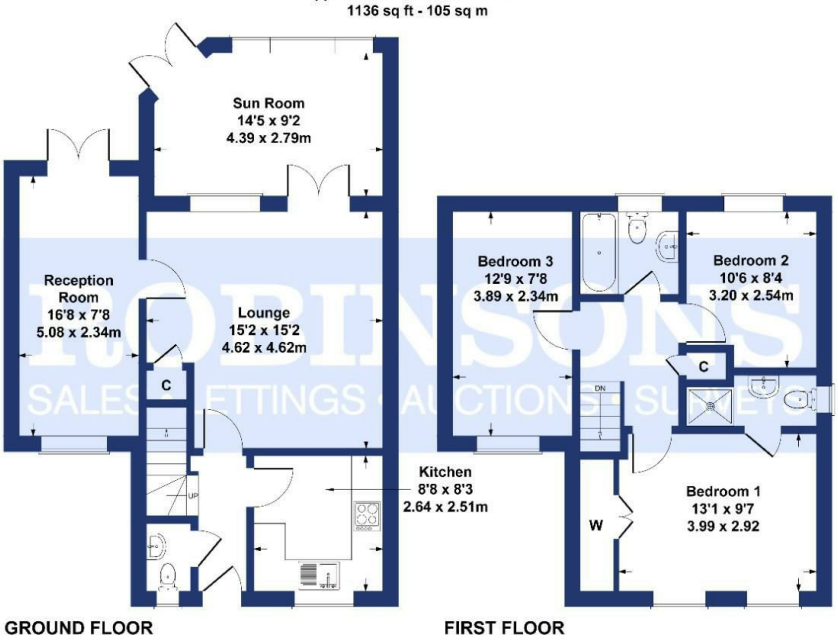
Dedicated Property Manager

Appleby Court Crook

Approximate Gross Internal Area
1136 sq ft - 105 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.

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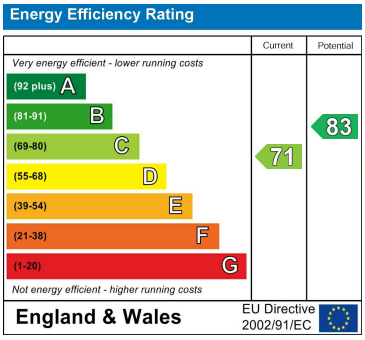

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Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

RICS

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