



Swingfield Close, DL15 9NL  
3 Bed - Bungalow - Detached  
£235,000

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## Swingfield Close , DL15 9NL

Sitting on a generous size plot in a pleasant cul-de-sac within a short distance away from Crook town centre is this spacious 3 bedroom detached bungalow. The property has gardens to both front and rear and off road parking.

The bungalow is warmed by gas central heating via combination boiler and has two years remaining on the warranty as of April 2025, and has UPVC double glazed windows. The roof was fully refurbished in 2024.

The internal accommodation comprises; entrance porch leading to the hallway. Kitchen which is fitted with a range of wall, base and drawer units with integrated hob, oven and extractor. Spacious lounge/ dining room with windows to both front and rear aspect. Further reception room which could be also used as a three bedroom. Sunroom/utility room which overlooks the rear garden and has space for washing machine, dryer and freezer.

The hallway then gives access to two double bedrooms, one previously being two separate rooms but has since been converted into one large bedroom with fitted wardrobes. Re-fitted bathroom with three piece suite and separate shower cubicle.

Outside the bungalow has a driveway and an additional gravelled hardstanding for further vehicles and a garden to the front. The South facing, rear garden is enclosed and has a good degree of privacy.

Swingfield Close is a pleasant cul-de-sac which is within close proximity of Crook town centre and bus links. Crook has a wide range of shopping amenities and local businesses, healthcare facilities.























### Agents 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 – yes

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.

### Viewings

Viewings are by appointment only, please contact Robinsons on 01388 763477 to arrange yours.

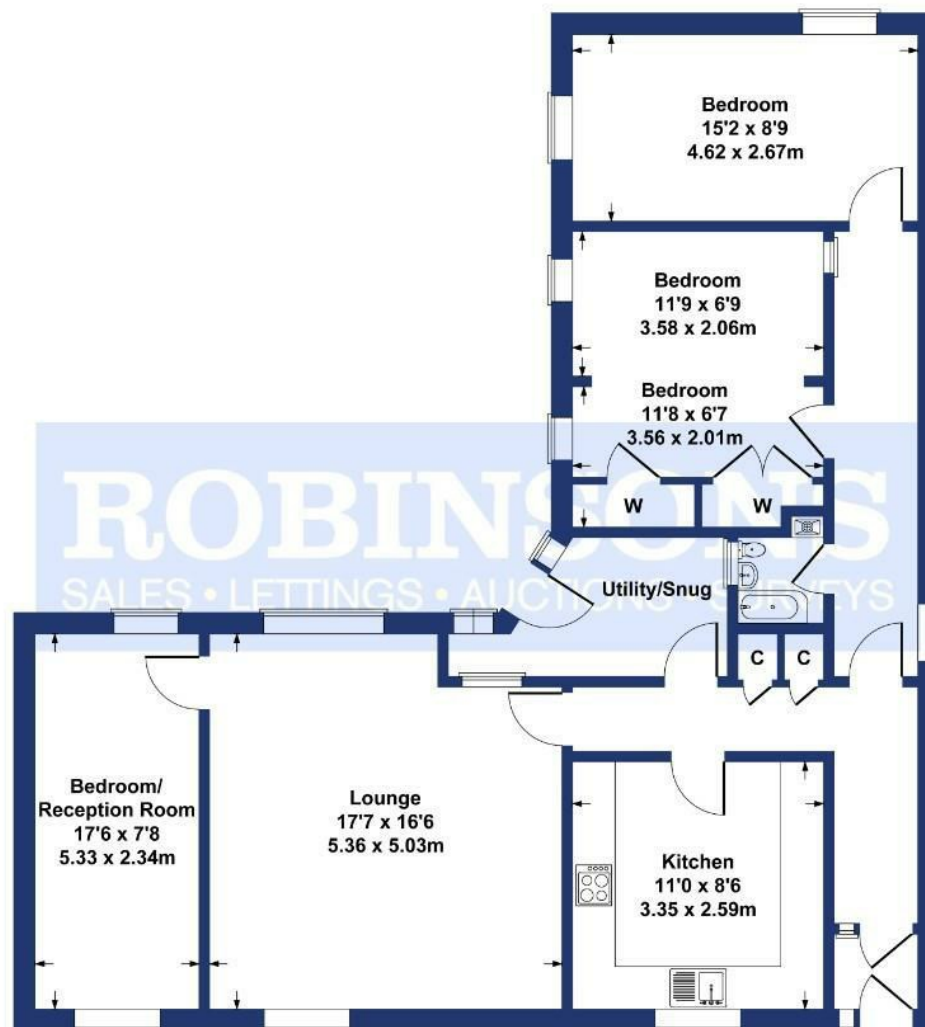






# Swingfield Close Crook

Approximate Gross Internal Area  
1187 sq ft - 110 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>	51	67
	EU Directive 2002/91/EC	

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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