

Dickens Way, Crook, DL15 9FQ
2 Bed - House - Semi-Detached
£107,500

ROBINSONS
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* NO FORWARD CHAIN * OFF ROAD PARKING AND ENCLOSED GARDEN *

Robinsons are delighted to offer this two-bedroom semi-detached home to the sales market, available with no forward chain. The property benefits from off-road parking, an enclosed rear garden, UPVC double glazing, and a new gas combination boiler installed in 2025.

The accommodation comprises a welcoming entrance hallway with stairs to the first floor and an understairs cloakroom/WC. The kitchen is fitted with a range of wall, base and drawer units, along with an integrated oven and hob, plus space for additional appliances. To the rear of the property is a bright and spacious reception room featuring sliding patio doors that open directly onto the garden.

To the first floor, the landing provides access to a useful storage cupboard and the loft. There are two bedrooms, with the main bedroom offering generous double proportions. Completing the internal layout is a family bathroom fitted with a three-piece suite, including a shower over the bath, wash hand basin, and WC.

Externally, the property enjoys a lawned garden to the front and a gravelled driveway to the side. The enclosed rear garden features gated access, a timber decking area, and a garden shed.

Situated on a modern residential development in Crook, Dickens Way is conveniently located within easy reach of the town centre, where a variety of amenities can be found, including Aldi, Lidl, local shops, healthcare facilities, bus links, and primary schools.

Internal viewing is highly recommended. Please contact Robinsons to arrange your appointment.

Agent Notes

Council Tax: Durham County Council, Band B - Approx. £1984.00 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

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

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.

Accessibility/Adaptations – no

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.



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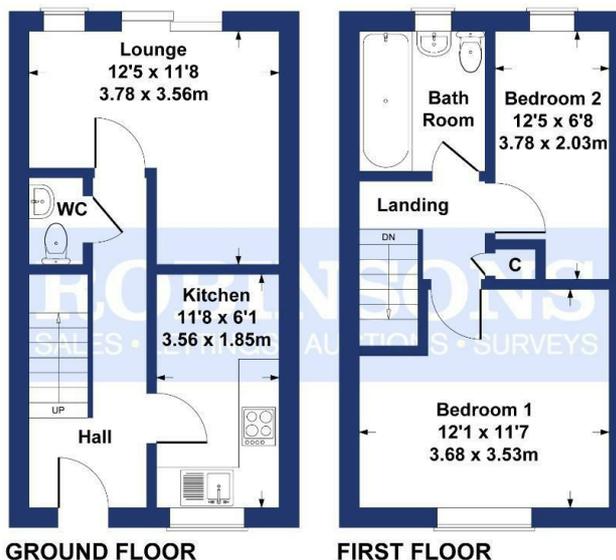
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Dickens Way Crook

Approximate Gross Internal Area
592 sq ft - 55 sq m



GROUND FLOOR

FIRST FLOOR

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. 2026

| Energy Efficiency Rating | |
|---|-----------|
| Current | Potential |
| Very energy efficient - lower running costs | |
| (92 plus) A | |
| (81-91) B | |
| (69-80) C | 72 74 |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| EU Directive 2002/91/EC | |
| England & Wales | |

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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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